

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
-----------------------------------	---	--

<b>1.0</b>	<b>PHA Information</b> PHA Name: <b>MALDEN HOUSING AUTHORITY ("MHA")</b> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard PHA Fiscal Year Beginning: (MM/YYYY): <b>10/2010</b> PHA Code: <b>MA022</b> <input type="checkbox"/> HCV (Section 8)												
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <b>987 (722 Mixed Population; 265 General Population)</b> Number of HCV units: <b>750+ Baseline (15 FSS; 80 Enhanced)</b> <b>(212 Units in Development)</b> <b>10 Shelter Plus Care</b>												
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.												
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <b>SEE ATTACHMENT "A" FOR MHA MISSION STATEMENT</b>												
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <b>SEE ATTACHMENT "B" FOR MHA'S GOALS AND OBJECTIVES</b>												
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <b>SEE ATTACHMENT "C"; "C-1"; "C-2"; "C-3"</b>												
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable. <b>SEE ATTACHMENT "D"</b>												
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. <b>SEE ATTACHMENT "E"</b>												
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <b>SEE ATTACHMENT "E-1"</b>												
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <b>SEE ATTACHMENT "E-2"</b>												
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. <b>SEE ATTACHMENT "E-3"</b>												
<b>9.0</b>	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <b>SEE ATTACHMENT "F"</b>												

9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p style="text-align: center;"><b>SEE ATTACHMENT "F-1"</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p style="text-align: center;"><b>SEE ATTACHMENT "G"</b></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p style="text-align: center;"><b>SEE ATTACHMENT "H"*****</b></p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p style="text-align: center;"><b>(SEE ATTACHMENT "E-1")</b></p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p style="text-align: center;"><b>(SEE ATTACHMENT "E-2")</b></p>

**\*\*\*\*\*SEE PHA PLAN CERTIFICATIONS FILED AS ATTACHMENT "H" HERETO AND INCORPORATED HEREIN\*\*\*\*\***

---

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

---

**ATTACHMENT "A"**  
**TABLE 5.1**

**MHA MISSION STATEMENT**

**The Mission of the Malden Housing Authority ("MHA")** is to extend, protect, create and expand affordable housing opportunities locally while also maintaining the affordability and improving the quality and condition of existing developments and units; to encourage homeownership, support community development, and increase the number and quality of accessible affordable units, free from discrimination. To fulfill this mission, the MHA will strive to embrace high standards of ethics, management, and accountability, and will attempt to forge partnerships that leverage other public and private resources in order to improve the MHA's ability to be a successful and effective local assisted/affordable housing provider.

**ATTACHMENT "B"**  
**TABLE 5.2**

**MHA GOALS AND OBJECTIVES**

Consistent with HUD's Strategic Goal to increase the availability of decent, safe, and affordable housing, the Malden Housing Authority ("MHA"), by vote of its Board of Commissioners, has established the following Institutional Goals:

To participate in the voluntary or mandatory conversion of public housing as same may be desired by MHA's Board of Commissioners, or required by the Preservation, Enhancement and Transformation of Rental Assistance Act (PETRA) or the Choice Neighborhoods Initiative, and to apply for and administer enhanced and/or additional rental vouchers, should same be made available by HUD, in order to protect and expand the supply of affordable and assisted housing to meet community and programmatic needs;

To reduce public housing vacancies by reducing unit turn-over time;

The Malden Housing Authority will continue to strive to create new and expanded affordable housing opportunities for low, very low and extremely low income families through housing acquisition, conversion, redevelopment and rehabilitation activities. The MHA will create one or more for-profit or non-profit affiliates and/or instrumentalities in order to leverage private or other public funds to create additional assisted/affordable housing opportunities, inclusive of PETRA, tax credit and/or other forms of creative mixed finance housing opportunities, such as combining capital fund, operating subsidy, low rent public housing reserve and/or allowable voucher funding with private sector, tax credit, grant and other HUD approved sources of finance inclusive of, but not limited to, bond issue and capital fund leveraging, and to take full advantage of opportunities that may become available through Congressional legislation or HUD regulation, inclusive of systemic Section 8 Housing Choice Voucher and Low Rent Public Housing program revisions.

To acquire, absorb or federalize the MHA's remaining one hundred seventy six (176) Massachusetts state housing program units, by whatever means possible, and to complete HUD's acceptance of the MHA's 220 unit Linden family development by rehabilitating and modernizing said units during the Annual Plan Year and the Five Year Plan term;

To improve the quality of assisted housing and increase customer satisfaction, the MHA will seek to manage both its Public Housing and Section 8 Housing Choice Voucher Programs in a manner that will allow HUD to designate the MHA as a "High-Performing" Agency. Upon achieving such designation, should the opportunity arise, the MHA will seek HUD approval in becoming a Moving to Work ("MTW") Agency so as to best administer its Low Rent Public Housing and Section 8 Housing Choice Voucher Programs.

The MHA will concentrate its efforts on improving specific management functions: e.g., a systemic transformation of IT and Telephonic Communications into a new, state-of-the-art, fully integrated fiber optic network allowing for better software configuration and improved utilization at far lower cost; continuing professional and efficient site based budgeting and administration; and the redesign and modernization of underutilized common and community space in existing federal developments, including acquiring and incorporating land into existing parking areas to increase capacity and allow for more accessibility and fuller utilization of such space.

The MHA will seek to increase assisted housing choices by conducting Section 8 outreach of owner/landlords; by implementing a voucher homeownership program and a Section 32 homeownership program related to the disposition of 15 scattered-site units in partnership with the Malden Redevelopment Authority and the City of Malden (**See attachment "D"**); by implementing site-based waiting lists for all Section 8 Project-based Voucher developments; and by project-basing up to the maximum twenty percent (20%) of the MHA's Section 8 Tenant-Based Vouchers, and as that baseline number may be increased by any additional award of HUD Section 8 Voucher Assistance.

Consistent with HUD's Strategic Goals, the MHA will: provide an improved living environment for public housing residents by implementing surveillance and enhanced security measures at MHA developments to ensure the highest degree of safety and security for MHA residents; promote self-sufficiency and asset development of assisted households by administering an admissions preference for working families, and by forging community partnerships to provide MHA residents with access to educational, training and supportive service opportunities designed to lead to economic self-sufficiency and better employment; and health improvement opportunities designed to increase independence for the elderly or families with disabilities, with particular emphasis on "aging in place" Resident Coordinator supportive service programs; ensure equal opportunity and affirmatively further fair housing by providing access to assisted housing, and a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.

The MHA will continue to partner with various local housing and supportive service providers such as Mystic Valley Elder Services, Housing Families, Tri-City Homeless Task Force, Inc. Tri-Cap, Heading Home, the Massachusetts Departments of Mental health and Mental Retardation and other qualified non-profit providers in order to assist homeless, elderly and disabled individuals and families in being, and remaining, housed.

**ATTACHMENT "C"**  
**TABLE 6.0**

**MHA PLAN UPDATE**

**(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission.**

**1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures:**

**FOR ELEMENTS INCLUDE REVISIONS ONLY**

- (a) ACOP Revisions (Preferences, etc.):** The MHA Board of Commissioners has adopted a new "Veteran/Gold Star Mother Super Preference", to be administered as follows:

**Overview**

Consistent with MGL c. 121B, Section 32, any MHA Linden Family who: has occupied their current unit for a minimum of eight (8) consecutive years; is no more than three (3) months delinquent in their rent; has experienced a decrease in family size since Lease-up; and, as a result of federalization, is being processed as a Federal Public Housing Family, will not be considered over-housed if the Family currently occupies a two-bedroom unit, or less, and has one or more Family Member(s) who is a Veteran, Widow or Widower of a Veteran, or, Gold Star Mother, as each such term is defined by the Commonwealth of Massachusetts. All qualifying families will be allowed to remain in continuing occupancy of their current units through the end-term of their leasehold with MHA.

- (b) Public Housing Lease Revisions:** None currently contemplated.

- (c) Admin Plan Revisions (Preferences, etc.):** The MHA Board of Commissioners have adopted, and, subject to HUD approval of the within PHA Plan, the MHA will administer, the following:

- 1. Housing Families Super Preference:** The MHA Board of Commissioners has adopted a new "Housing Families Super Preference" to be administered as the Third-Priority Super Preference under the MHA's Section 8 Administrative Plan, the terms of which follow:

**Overview**

The Malden Housing Authority ("MHA"), in recognition of its societal partnership with local supportive service provider, Housing Families, Inc. ("HFI"), will administer a Section 8 Housing Choice Voucher Program (Section 8) Super Preference ("Preference") for clients who move into an apartment in Malden using short-term subsidies through Homeless Prevention and Rapid Re-Housing Program (HPRP) funds and DHCD Flex funds administered by HFI. Families receiving this Super Preference, the third such Preference in Priority under the MHA's Administrative Plan, will be placed at the top of the MHA's Section 8 waiting list and be deemed eligible to receive MHA Section 8 voucher assistance upon successful completion of Program screening, as certified to MHA by HFI. Due to the strong local need and demand for Section 8 voucher assistance, MHA will award this Preference to no more than five (5) eligible families in any given calendar year.

HFI will recommend that MHA award the Preference to families who successfully complete HFI's required Tiered "Good Tenancy Plan" ("Plan") system later referenced herein. In making such recommendation, HFI will certify to MHA that HFI has required the family to participate in a Plan providing supportive services designed to assist them in qualifying for the Preference, and that HFI will continue to provide such services should the family receive an award of this Preference.

**Proposal**

1. HFI will select and qualify families to participate in a Plan.
2. HFI will assist the family in completing and filing an application for MHA Section 8 Housing Choice Voucher Program assistance.
3. HFI, with the family's written consent, may provide MHA with certain information regarding the family, including, but not limited to, income and citizenship verification.
4. With the family's written consent, HFI may request that MHA perform a Criminal Records Search ("CORI") of all adult family members in order to identify families or family members who cannot and will not qualify for an award of Section 8 voucher assistance in accordance with the terms of the MHA's Section 8 Housing Choice Voucher Administrative Plan ("Admin Plan") (ie, registered sex offenders; a household member convicted for the production or manufacture of methamphetamine on the premises of federally assisted housing; etc.)
5. Based on all adult family members having an acceptable or correctable CORI, in HFI's sole discretion, HFI will provide short-term rental housing assistance and create a Good Tenancy Plan for the family.
6. Upon the family's successful completion of the Good Tenancy Plan, HFI will provide MHA with a certification of same together with a recommendation in writing that the family be considered by MHA for an award of the Super Preference.
7. Once referred, MHA will screen the family in accordance with the terms of the MHA's Admin Plan and, upon the completion of same so long as MHA determines the family to be eligible and qualified for such assistance, MHA will issue the family a voucher in the appropriate bedroom size.

**Good Tenancy Plan**

The Good Tenancy Plan ("Plan") refers to an individualized service plan created, implemented and administered by HFI for a family with barriers to housing. The plan would address issues that have caused problems with the family's ability to sustain permanent housing in the past and/or anticipated concerns for the future. For example, if one or more family members has a prior history of drug use and/or possession, the plan would include some type of substance abuse education and rehabilitation, and proof of completion of same. The family will also have to maintain "good tenant" status, ie, meeting with, as often as required by, HFI in order to ensure appropriate services are available to and utilized by the family and that the family remains cooperative with HFI and compliant with all Plan obligations, restrictions and conditions, during the entire time the family receives HFI's short-term subsidy assistance. HFI will obtain feedback from the landlord to ensure that the family has fulfilled their Plan obligations relative their housing assistance before referring the family to MHA for the Super Preference. If the family does not receive a

positive landlord reference or otherwise fails successfully complete their Plan, in HFI's sole judgement and discretion, the family would not be referred to the MHA for the Super Preference.

#### **Tier System**

- Tier 1:** Families having few or no barriers to housing would be subject to participating in a Plan, inclusive of short-term housing assistance, with HFI for a minimum period of 3 – 6 months. At the end of such period, and upon HFI's receipt of a positive landlord reference and certification to MHA that the family has successfully completed its Plan and is recommended by HFI to MHA for application of the Super Preference, MHA will grant the family the Preference and begin the MHA's customary screening process for Section 8 Voucher Program assistance. Upon the MHA's determination that the family is eligible and qualified for such assistance following screening, MHA would issue the family a voucher in the appropriate bedroom size.
- Tier 2:** Families that HFI, with MHA assistance, if requested, determines may, for whatever reason, be initially ineligible for an award of MHA Section 8 Voucher Program assistance will be placed on a Plan with HFI for a period of 6 – 12 months in order to remove, resolve or otherwise overcome the issue(s) that otherwise would prove an impediment to the family's receipt of Section 8 Housing assistance. At the end of such period, and upon HFI's receipt of a positive landlord reference and certification to MHA that the family has successfully completed its Plan and is recommended by HFI to MHA for application of the Super Preference, MHA will grant the family the Preference and begin the MHA's customary screening process for Section 8 Voucher Program assistance. Upon the MHA's determination that the family is eligible and qualified for such assistance following screening, MHA would issue the family a voucher in the appropriate bedroom size.

- 2. The MHA has submitted a proposal to HUD pursuant to a published NOFA requesting funding for fifty (50) additional vouchers to assist non-elderly persons with disabilities, and has approved the following revision to the MHA's Section 8 Administrative Plan in connection therewith:**

#### **Statement of Plans to Affirmatively Further Fair Housing**

The MHA will maintain records with the Executive Director of all steps taken to affirmatively further fair housing in its HCV program. Record Keeping will include information on race, ethnicity, familial status and disability status of program participants. The MHA will advertise widely in the community should any hiring of new staff or promotion of existing staff take place as the result of the grant award. The housing authority will market the program to all eligible persons including persons with disabilities and persons with limited English proficiency. The MHA will also make buildings and communications that facilitate applications and service delivery accessible to persons with disabilities. Further the MHA will make referrals to fair housing agencies as the need arises and will inform participants of how to file a fair housing complaint both through tenant briefings and through written pamphlets available in the lobby area. The MHA will provide the HUD toll free number for the Housing Discrimination Hotline 1-800 669-9777. Finally, the MHA will strive to recruit landlords and service providers in areas that expand housing choice.

**IT IS THE INTENTION OF THE MALDEN HOUSING AUTHORITY TO COMPLY FULLY WITH ALL FEDERAL, STATE, AND LOCAL ANTIDISCRIMINATION LAWS AND WITH THE RULES AND REGULATIONS GOVERNING FAIR HOUSING AND EQUAL OPPORTUNITY<sup>1</sup> IN RENTAL ASSISTANCE AND EMPLOYMENT AND ANY LAWS, RULES AND/OR REGULATIONS SUBSEQUENTLY ENACTED, PROTECTING THE RIGHTS OF PARTICIPANTS, APPLICANTS AND/OR STAFF.**

The MHA shall not deny any family the opportunity to apply for or receive assistance or otherwise discriminate under the Section 8 programs on the basis of race, color, sex, religion, creed, national origin, ethnicity, age, familial or marital status, handicap, disability, or sexual orientation. To further its commitment to full compliance with applicable Civil Rights laws, the MHA provides Federal, State, and local information to Voucher holders regarding discrimination and the recourses available to them if they are victims of discrimination. Such information is made available during the family's briefing session. Applicable Fair Housing Information and Discrimination Complaint Forms are included within the applicant's briefing packet.

Except as otherwise provided, no person with a disability shall be denied the benefits of, excluded from participation in, or otherwise subjected to discrimination because the MHA's facilities are inaccessible to a person with a disability. Posters and housing information are displayed in locations throughout the MHA's office in such a manner as to be easily readable from a wheelchair. Accessibility for the hearing impaired is provided by the TDD/TDY telephone number. The process for submitting applications or any other documents required for participation in the MHA's programs shall be accessible to all persons. All communications that are part of the process should be in plain language that the applicant can understand, in a form that is appropriate to meet the needs of the person with a disability. If necessary, a format other than written documents may be used. The MHA shall take appropriate steps to assure effective communication with participants who are disabled, and shall furnish appropriate auxiliary aids (e.g., qualified sign language and oral interpreters, readers, use of taped materials) where necessary to facilitate communication with an individual who has a disability. Auxiliary aids shall be furnished in a timely manner. If a participant requests an extension of any deadline because of a delay in providing effective communication, such a request shall be considered. The MHA is not required to provide personal items such as hearing aids, magnifying eyeglasses, or readers for personal study.

Documents intended for use by families shall be made available promptly by the MHA in accessible formats for individuals who are visually impaired. The MHA shall also prepare such documents in clear and simple language, to the extent possible, to assist persons with learning and cognitive disabilities. If requested by persons with such disabilities, MHA staff will explain written material verbally and possibly more than once, and if necessary, assist the individuals or obtain assistance for them in filling out any necessary forms.

The MHA will take appropriate steps to assure that all persons with a disability who are eligible for a rental assistance program are provided with the information necessary to participate in the program. The MHA will also take appropriate steps to assure that all persons with a disability can obtain information concerning the existence and location of accessible programs, services, activities and facilities.

#### **Rental Assistance for Non Elderly Persons with Disabilities Requirements**

Reasonable steps to ensure fair housing compliance include informing affected applicants on how to file a fair housing complaint including the provision of the toll free number for the Housing Discrimination Hotline: 1-800-669-9777 and the Federal Information Relay Service at (800) 887-8339.

Further, the MHA will comply with the affirmatively furthering fair housing requirements of 24 CFR Section 903.7(o) by:

- (1) Examining its programs or proposed programs;

<sup>1</sup> Title VI of the Civil Rights Act of 1964 and the implementing regulations at 24 CFR Part I; Title VIII of the Civil Rights Act of 1968 (as amended by the Fair Housing Amendment Act of 1988); Executive Order 11063 on Equal Opportunity in Housing and the implementing regulations at 24 CFR Part 107; Section 504 of the Rehabilitation Act of 1973 and the implementing regulations at 24 CFR Part 8; and the implementing regulations at 24 CFR Parts 100, 108, 110, and 121. Title II of the Americans with Disabilities Act and the implementing regulations at 28 CFR Part 35.

- (2) identify any impediments to fair housing choice within those programs;
- (3) address those impediments in a reasonable fashion in view of the resources available;
- (4) work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions.

Further, the MHA will take proactive steps in addressing accessibility problems for persons with disabilities: (1) Where requested by an individual, assist program applicants and participants to gain access to supportive services available within the community, but not require eligible applicants or participants to accept supportive services as a condition of continued participation in the program; (2) Identify public and private funding sources to assist participants with disabilities in covering the costs of structural alterations and other accessibility features that are needed as accommodations for their disabilities;

(3) Not deny persons who qualify for a HCV under this program other housing opportunities, or otherwise restrict access to PHA programs to eligible applicants who choose not to participate; (4) Provide housing search assistance; (5) In accordance with rent reasonableness requirements, approve higher rents to owners that provide accessible units with structural modifications for persons with disabilities, and (6) Provide technical assistance, through referrals to local fair housing and equal opportunity offices, to owners interested in making reasonable accommodations or units accessible to persons with disabilities.

### **3. Malden Housing Authority Administrative Plan Enhanced Voucher Administration Amendment**

The MHA uses enhanced vouchers to preserve housing units that might otherwise be lost due to housing conversion actions such as mortgage prepayments, project-based opt-outs, HUD enforcement actions, and HUD property disposition. Enhanced vouchers are also known as "sticky" vouchers because the enhanced assistance only applies if the voucher holder stays in the conversion project. If the family moves outside the development, the voucher reverts to a regular voucher and the regular program rules and payment standards apply.

Some aspects of the enhanced voucher program are highlighted below. All other conditions are governed by the regular Section 8 Housing Choice Voucher (HCV) program rules and regulations.

#### Selection

In a housing conversion action, HUD provides vouchers with a specific family in mind. The MHA must first use these vouchers to assist those families affected by the conversion, regardless of their presence or position on the regular Section 8 Housing Choice Voucher Centralized waiting list.

#### Eligibility

Only families residing in the project at the time of conversion are eligible for enhanced voucher assistance. In order to receive assistance in the MHA's enhanced voucher program, family annual income cannot exceed 95% of area median income (AMI) as determined by HUD. The family must be income eligible at the time of conversion. For eligibility purposes, time of conversion is the effective date of prepayment or voluntary termination of mortgage insurance.

If a resident family's income is greater than 95% of AMI at the time of conversion, the family is not eligible for an enhanced voucher even if the family's situation later changes. The MHA may use the owner's family income examinations if the certifications are less than 6 months old and The MHA reviews a sample for accuracy.

#### Vouchers

Voucher bedroom sizes are based on the MHA's subsidy standards, regardless of the actual occupied unit. Changes in family composition and succession of family members in enhanced conversion projects will be governed by the same rules that apply to the regular housing choice voucher program.

#### Mobility

Since enhanced vouchers are tenant-based assistance, voucher holders may move as soon as they receive a voucher. Families may move to another unit in the project, outside the project, or outside the MHA's jurisdiction under portability. If a family moves from the conversion project, the normal payment standard for the jurisdiction applies to the voucher.

#### Lease Up

The MHA may not approve any temporary or short-term leases between the family and the owner. The initial lease term must be for at least one year unless The MHA has determined that a shorter term would improve housing opportunities for the tenant and such shorter term is the prevailing local market practice.

#### Payment Standard

For eligible families that remain in the conversion project, the enhanced voucher payment standard equals the approved gross rent of the occupied unit (subject to rent reasonableness determinations). The normal MHA payment standard does not apply.

#### Housing Assistance Payment (HAP)

All Housing Assistance Payments (HAP) contracts for leases at the conversion project may not begin before the effective date of the rent increase (60 days after the conversion date). If a family is income-eligible at the time of conversion but is in a "zero HAP" situation because the total tenant payment is greater than or equal to gross rent, then The MHA must keep a record of family eligibility and inform the family that should their income decrease or the family's rent increase within three years of the conversion date, it is the family's responsibility to contact the MHA. At such time, The MHA may execute a housing assistance payment contract as long as all other program requirements are met.

#### Tenant Share—Enhanced Minimum Rent

Families with enhanced assistance remaining in the conversion project must pay at least the rent they were paying at the time of conversion, even if it exceeds 40% of the family's adjusted monthly income. Families previously receiving project-based or tenant-based assistance must pay at least their past total tenant payment. The enhanced minimum rent only applies if the family remains in the conversion project. The method for calculating the minimum rent changes if the family's income subsequently decreases to a significant extent (15% or more) from the family's gross income on the effective date of the eligibility event. In this instance, the family share will be recalculated so the family pays 30% of monthly adjusted income or the percentage of monthly adjusted income actually paid at the time of conversion, whichever is greater. This percentage of income will remain as the family's enhanced voucher minimum rent regardless of subsequent changes in income.

#### Right to Remain

According to federal law, "a family that receives an enhanced voucher has the right to remain in the project as long as the units are used for rental housing and are otherwise eligible for housing choice voucher assistance. The owner may not terminate the tenancy of a family that exercises its right to remain except for a serious or repeated lease violation or other good cause. If an owner refuses to honor the family's right to remain, the family may exercise any judicial remedy that is available under State and/or local law."



#### Over-Housed Families

A family is "over-housed" if the size of the actual unit occupied exceeds the bedroom size listed on the family's voucher. Over-housed families (at the time of conversion or at anytime afterwards) must move to an appropriate size unit in the conversion project if one is available. If no appropriate size unit is available in the project, the MHA may execute a HAP contract for the over-sized unit. The effective date of the HAP contract for the over-sized unit may not be earlier than the expiration date of the term of the family's voucher. The payment standard is the gross rent of the over-sized unit, and the MHA will advise the family that the enhanced subsidy based on the over-sized unit's rent will only be paid for one year. During the one-year grace period, the family is encouraged to move to an appropriate size unit. If the family finds an appropriate size unit in the project, the payment standard will equal the gross rent of the new, appropriate size unit. After one year, if the landlord accepts the rent amount normally charged for the unit size listed on the voucher even though the family continues to occupy the larger, over-sized unit, the MHA may execute a HAP contract for the oversized unit. The payment standard is the gross rent for the unit size listed on the voucher. If the landlord does not accept this arrangement, then the MHA's regular payment standard applies. A family remaining in the over-sized unit after one year must pay the additional cost out-of-pocket. Exceptions to the rules on over-housed families may be granted on the basis of age, threat to physical or mental health, and medical conditions. The standards for appropriate documentation shall be the same as indicated in related sections in the Administrative Plan, unless determined otherwise by the Executive Director. Any exception must be approved by the Leased Housing Director.

#### Rent Increases

Rent increases are governed by the terms of the lease and any applicable state or local laws. In addition, the owner is not permitted to increase the rent for at least 60 days from the conversion date. If the rent is increased for an enhanced voucher family, the MHA will increase the payment standard to equal the new gross rent.

#### **4. Revision of MHA Section 8 Wait List Administration/MassNAHRO - SEE ATTACHMENT "M"**

#### **5. Request for Field Office Waiver Approval of MHA Site-based Section 8 PBV Notification Process and Letter - SEE ATTACHMENT "N"**

#### **2. Financial Resources.**

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>1. Federal Grants (FY 2009/2010 grants)</b>		
a) Public Housing Operating Fund (2009)	3,635,962	AMP Ops & Administration
b) Public Housing Capital Fund (2010)	1,747,384	Cap Improvements (exc. 1410)
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance (Projected 2011)	9,112,886	HAP Payments & Admin Funds
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Capital Fund Financing Program		
Shelter Plus Care (2010)	138,720	Assisted Housing
<b>2. Prior Year Fed Grants (list unobligated)</b>		
Capital Fund MA06P022501-09 (2009)	1,289,969	Capital Improvements
<b>3. Public Housing Dwelling Rental Income</b>	4,160,790	Assisted Housing
<b>4. Other income (list below)</b>		
Non-Dwelling Income	147,610	Ant/Laundry Lease Revenue
Excess Utilities	53,550	Ass't Housing/Tenant Services
<b>5. Non-federal sources (list below)</b>		
Interest	178,875	Assisted Housing & Tenant Services
<b>Total resources</b>	<b>\$20,465,746</b>	

#### **3. Rent Determination. CHANGES ONLY**

##### **A. Public Housing**

##### **(1) Income Based Rent Policies: NONE**

##### **B. Section 8**

##### **(1) Payment Standards**

MHA's FFY'2010 Payment Standards will be 100% of HUD's FMR by bedroom size of voucher (studio, 1, 2, 3, 4, etc.) for the Boston-Cambridge-Quincy, MA-NH HMFA (to be published September, 2010)

How often are payment standards reevaluated for adequacy?                      Annually

What factors will the PHA consider in its assessment of the adequacy of its payment standard?

- 1)        Funding Availability (how many families can be assisted)
- 2)        Rent burdens of assisted families
- 3)        Success rates of assisted families
- 4)        Quality of Selected Units
- 5)        Unit Availability
- 6)        Changes in Rent to Owner

**4.    Operation and Management.**

An organizational chart showing the MHA's management structure and organization is attached. (See Attachment "C-1")

**5.    Grievance Procedures: (FROM ACOP – NO CHANGE)**

**6.    Designated Housing for Elderly and Disabled Families: NONE – NO CHANGE**

**7.    Community Service and Self-Sufficiency: (FROM ACOP – NO CHANGE)**

**8.    Safety and Crime Prevention: (ACOP: NEW MHA/MPD MOU/COOP AGRMT-See Attachment "C-2")**

**9.    Pets: (FROM ACOP – NO CHANGE)**

**10.   Civil Rights Certification. SEE ATTACHMENT "H"**

**11.   Fiscal Year Audit. NO CHANGE**

**12.   Asset Management. SEE ATTACHMENT "I"**

**13.   Violence Against Women Act (VAWA). SEE ATTACHMENT "J"**

**14.   Section 8 Wait List Administration Revision. SEE ATTACHMENT "M"**

**15.   Request for Field Office Approval of Waiver for MHA Site-based Section 8 PBV Notification Process/Letter  
SEE ATTACHMENT "N"**

**(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan:**

- ☒ Main administrative office of the PHA
- ☒ Each AMP office
- ☐ PHA website

The PHA Plans (including attachments) are available for public inspection at:

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ Main administrative office of the local government
- ☐ Public library
- ☐ PHA website

PHA Plan Supporting Documents are available for inspection at:

- ☒ MHA's Main business office (630 Salem Street, Malden, MA 02148)

**ATTACHMENT "C-1"**  
**MHA ORGANIZATIONAL CHART**

The following positions are shared between AMPs

	COC	CM	AMP 1	AMP 2	AMP 3	AMP 4	AMP 5	AMP 6	Sec 8	400-1	689-1	689-2	MRVP
<b>ADMINISTRATION</b>													
Executive Director	X									X	X	X	X
Assistant Exec. Director	X												
Asset Manager	X												
Executive Secretary	X									X	X	X	X
Director of Finance	X									X	X	X	X
Senior Accounting Clerk	X									X	X	X	X
Junior Accounting Clerk	X									X	X	X	X
Dep. Dir./Property Manager			X	X			X						
Human Resource Director	X												
Senior Asst PH Manager				X	X								
Dep. Dir./Property Manager					X								
PH Specialist					X			X		X	X	X	
Occ. Dir./System Adm.	X		X	X	X		X	X		X			X
Asst PH Manager													
Asst PH Manager			X	X									
PH Specialist	X						X						
PH Specialist				X									
Asst PH Manager													
Junior Occupancy Clerk	X		X	X	X	X	X	X	X	X			X
Sect. 8 Manager													
Section 8 Generalist													
Section 8 Generalist													
Section 8 Generalist													
Section 8 Receptionist													
Section 8 HQS Inspector													
AMP Clerical Asst.			X	X	X	X	X	X	X	X			
Jr. PH Specialist													
Jr. PH Specialist				X									
Jr. PH Specialist													
Jr. PH Specialist													
Legal Counsel	X												
Deputy Director Program Administration	X												
Resident Service Coordinator	X		X	X	X	X	X	X	X	X			

	COC	CM	AMP 1 Newland	AMP 2 Suffolk	AMP 3 Salem	AMP 4 Mountain	AMP 5 Pleasant	AMP 6 Pearl	Sec 8	400-1	689-1	689-2	MRVP
Facilities Manager	X									X	X	X	
Modernization Director	X												
<b>MAINTENANCE</b>													
Maint Engineer HVAC		X									X	X	
Plumber		X									X	X	
Electrician		X									X	X	
Mechanic			X								X	X	
Foreman			X										
Foreman				X									
Foreman						X							
Foreman							X						
Foreman								X					
Foreman													
Foreman													
Carpenter/Mechanic			X					X		X	X	X	
Mechanic													
Mechanic										X	X		
Foreman					X								
Laborer													
Laborer			X										
Laborer			X										
Laborer			X										
Laborer			X										
Laborer													
Laborer													
Laborer													
Laborer													
Laborer													
Laborer													
Laborer													
PT Laborer					X								
Junior Maintenance Tech.				X						X			
Junior Maintenance Tech.													

	COCC	CM	AMP 1 Newland	AMP 2 Suffolk	AMP 3 Salmon	AMP 4 Mountain	AMP 5 Pleasant	AMP 6 Pearl	Sec 8	400-1	689-1	689-2	MRVP
Junior Maintenance Tech.								X					
Junior Maintenance Tech.										X			

**ATTACHMENT "C-2"**

**Memorandum of Understanding and Cooperative Agreement**

**By and Between**

**The Malden Housing Authority**

**And**

**The Malden Police Department**

**Entered into as of July 1, 2010**

- WHEREAS:** The Malden Housing Authority ("MHA") has a responsibility to provide safe housing for all its residents;
- WHEREAS:** The Malden Police Department ("MPD") is the sole local law enforcement agency in the City of Malden, having jurisdiction over all MHA developments;
- WHEREAS:** The MHA and the MPD have a long history of cooperation, including, but not limited to, sharing information regarding criminal activity in and around all MHA developments, and funding and providing police details and patrols in furtherance of promoting the safety and well-being of MHA residents and all citizens of the City of Malden; **NOW,**
- THEREFORE:** The MHA and the MPD do hereby agree:
- I.** That the MHA will provide MPD with funding in the amount of up to Fifty Thousand dollars (\$50,000) annually to support MPD Community Policing efforts, inclusive of patrols, details, education and outreach, provided to MHA public housing developments by MPD personnel in furtherance of the safety and security of MHA resident families, staff and property.

The Annual Term of such funding shall extend from July 1, 2010 to June 30, 2011, and same shall thereafter renew automatically on an annual basis unless terminated by the MHA as hereinafter provided.

The MPD shall request a disbursement of this funding on a monthly basis by providing MHA with an invoice that details all services and costs incurred by MPD relating to the provision of such services, and MHA shall remit payment for same to MPD within thirty (30) days of MHA's receipt of such invoice.

In no event shall any such invoicing by MPD exceed on an annual basis the amount recited herein unless the MHA expressly pre-approves in writing the incurrence of such costs.

This funding is expressly subject to annual Congressional Appropriation, but otherwise shall be automatically renewed annually unless MHA provides MPD with a notice in writing of MHA's intent to terminate such funding no later than ninety (90) calendar days prior to the end of the then current term.
  - II.** MHA will track reported criminal activity and crime-related issues at all MHA developments and will regularly report same to MPD in order to improve and enhance MPD's local law enforcement and crime prevention efforts. MPD will provide MHA with up-to-date information concerning local criminal activity, including, but not limited to: Police Reports for all criminal activity involving MHA residents and/or occurring at an MHA public housing address, a list of all which shall be kept current at MPD Headquarters; and all such information regarding criminal activities, real or alleged, occurring in, proximate to, or around MHA developments, and/or occurring in the City of Malden, that could have an impact on the safety, security and well-being of MHA residents, staff, and/or property.
  - III.** Additionally, the MPD will agree to execute an Agreement with MHA and the Criminal History Systems Board (CHSB) (SEE ATTACHMENT "C-3") providing MHA with CORI Access Level 3 information as necessary.
  - IV.** MHA and MPD do hereby agree to meet annually, or as often as needed, to review, discuss and strategize services provided hereunder, and what actions constitute appropriate responses to all information regarding criminal activity provided by either party hereto. Additionally, MPD agrees to utilize all technologies available to best document, track and map all relevant crime statistics produced by either party hereto annually for MHA on a 9/30 fiscal year-end basis for inclusion in MHA's Public Housing Assessment System (PHAS) Certification and Reporting to the U.S. Department of Housing and Urban Development (HUD).

Executed by the Parties hereto as of the date first referenced above.

**For the Malden Police Department:**

**For the Malden Housing Authority:**

\_\_\_\_\_  
James J. Holland, Chief

\_\_\_\_\_  
Stephen G. Finn, Executive Director

### ATTACHMENT "C-3"

#### MEMORANDUM OF UNDERSTANDING BETWEEN THE CRIMINAL HISTORY SYSTEMS BOARD (CHSB), THE EXECUTIVE DIRECTOR OF THE MALDEN HOUSING AUTHORITY (MHA), AND THE MALDEN POLICE DEPARTMENT (MPD) TO ACCESS III

Whereas subsection q of 42 U.S.C.A. § 1437d was enacted to provide that the National Crime Information Center, police departments, and other law enforcement agencies shall, upon request, provide information to public housing agencies regarding the criminal conviction records of adult applicants for, or tenants of, covered housing assistance, as hereinafter defined, for purposes of applicant screening, lease enforcement, and eviction.

Whereas, covered housing assistance is currently defined in section 8B of said subsection q as follows

- i. a dwelling unit in public housing;
- ii. a dwelling unit in housing that is provided project-based assistance under 42 U.S.C.A. section 1437f, including new construction and substantial rehabilitation projects; and
- iii. tenant-based assistance under 42 U.S.C.A. section 1437f.

Whereas, pursuant to said law, a public housing agency may make a request for information regarding applicants for, or tenants of, housing that is provided tenant or project-based section 8 housing only if the housing is located within the jurisdiction of the public housing agency and the owner of such housing has requested that the public housing agency obtain such information on behalf of the owner. The public housing agency may not make such information available to the owner but shall perform determinations for the owner regarding screening, lease enforcement, and eviction based on criteria supplied by the owner.

Whereas the United States Department of Justice (DOJ) and the United States Department of Housing and Urban Development (HUD) agreed to implement subsection q of 42 U.S.C.A. § 1437d whereby a Public Housing Authority (PHA) would submit the names of tenants of or applicants for covered housing assistance to the appropriate state and local law enforcement agencies. The law enforcement agency would then notify the PHA if the name submitted was indexed in the Interstate Identification Index (III). The PHA would then refer the applicant or tenant to the law enforcement agency for fingerprinting. The fingerprints would then be forwarded to the FBI, who would return the full content of the criminal history to the local police department.

Whereas the parties intend to utilize subsection q of 42 U.S.C.A. § 1437d, consistent with the laws of the Commonwealth, in order to ensure the overall safety and security of tenants in public housing;

**NOW, THEREFORE**, the parties agree to the following procedure:

The Malden Housing Authority will submit to the Malden Police Department, information regarding tenants of and applicants for covered housing assistance, consistent with the above federal law, such information including name, date of birth, social security number, or other personal descriptors requested by the local police department;

Using only the "QH" function, the local police department will conduct name/DOB inquiries to III and will notify the PHA of possible matches. When checking the III index, the MPD will enter the ORI and name abbreviation of the MHA in the *requested by* field; the CHSB will update the appropriate programs to permit the department to enter "H" for housing in the *purpose code* field. At this point, the MHA will be notified only of the possibility of a match, per the agreement between HUD and DOJ.

Upon receipt of possible matches, the MHA will advise such applicants of the possible match and instruct them to arrange to have fingerprints taken by the MPD. The MPD may charge a reasonable fee for fingerprinting, such fee to be borne by the MHA.

The local police department will forward the fingerprint cards to the FBI through a "channeling agent" as mandated by the HUD-DOJ agreement. The FBI currently charges \$24.00 for the processing of each fingerprint card and the channeling agent also charges a fee (usually \$20.00). The FBI will bill the MHA for fingerprint cards received pursuant to a billing agreement that must be made between the MHA and the FBI. Fingerprint cards matching criminal records will be returned to the MPD, along with a copy of the corresponding criminal record. The MPD agrees to obtain any missing disposition information, and specifically agrees to forward pending and criminal convictions to the MHA.

Compliance with this agreement shall be reviewed by CHSB six months after installation of the system is complete.

The parties acknowledge that a III search is not a substitute for a Massachusetts CORI check.

The MHA agrees to abide by all present rules, policies, and procedures which regulate the collection, storage, and dissemination of CORI data including maintaining the confidentiality of CORI data and abiding by any other requirements of subsection q of 42 U.S.C.A. § 1437d.

The CHSB and MPD reserve the right to immediately suspend furnishing any information provided for in this agreement to the MHA when any state or federal law, rule, policy, or procedure regulating the collection, storage, and dissemination of criminal record information is violated or appears to have been violated. The CHSB and the MPD may jointly, at their discretion, reinstate the MHA's privileges hereunder when violations are resolved satisfactorily.

Executed under seal this \_\_\_\_\_ day of July, 2010.

**CRIMINAL HISTORY SYSTEMS BOARD**

**MALDEN POLICE DEPARTMENT**

By: Curtis M. Wood,  
Executive Director, CHSB

By: James J. Holland, Chief

**MALDEN HOUSING AUTHORITY**

By: Stephen G. Finn,  
Executive Director, MHA



**ATTACHMENT "D"**  
**TABLE 7.0**

**HOPE VI, MIXED FINANCE MODERNIZATION OR DEVELOPMENT, DEMOLITION AND/OR DISPOSITION,  
CONVERSION OF PUBLIC HOUSING, HOMEOWNERSHIP PROGRAMS, AND PROJECT-BASED VOUCHERS**

- (a) Hope VI or Mixed Finance Modernization or Development: NONE**
- (b) Demolition and/or Disposition: AMP1 - 24 Wolcott Terrace. Four bedroom, inaccessible, single-family home located on approximately 12,000 sf of land. Application for Demolition to be filed during term of Five Year Plan. Purpose to combine with acquired neighboring land and combined with AMP 3's existing parking area to create necessary and additional parking spaces, relocate and increase the number of and reconfigure accessible spaces, improve accessibility routes, signage and lot drainage, re-pave and re-stripe.**
- (c) Conversion of Public Housing: Potential Voluntary/Mandatory Conversion of some/all public housing units to Section 8 Project-Based Contracts under PETRA, if approved by Congress.**
- (d) Homeownership:**
  - 1) Public Housing: Section 32 for MHA's 14 Scattered-Site Units (See Attachment "D-1")**
  - 2) Section 8 Homeownership Program (See Attachment "D-2")**
- (e) Project-Based Vouchers: PBV Statement 20% of Baseline (as same may be increased by additional award); Cross Street Family Housing; Salem Towers (See Attachment "D-3")**

## ATTACHMENT "D-1"

### PROPOSED MHA SECTION 32 HOMEOWNERSHIP PROGRAM

The Quality Housing and Work Responsibility Act (QHWRA) permits the MHA, through Section 32 of the U.S. Housing Act of 1937, to make public housing dwelling units available for purchase by low-income families as their principal residence. Under Section 32, the MHA may sell all or a portion of a public housing development to eligible public or non-public housing residents. It is the MHA's intent to partner with the City of Malden and the Malden Redevelopment Authority to provide homeownership opportunities under this program. Over the next six months, the MHA will submit a request to the Department of Housing and Urban Development (HUD) to allow the following public housing scattered site housing to be offer for homeownership:

161 Adams	117 Beachview	124 Beachview
163 Adams	118 Beachview	126 Beachview
20 Spring	120 Beachview	14 Mauriello
22 Spring	121 Beachview	16 Mauriello
131 Converse	123 Beachview	

In selling a public housing unit under a homeownership program, the MHA will initially offer the unit to the resident occupying the unit if they meet the eligibility requirements. The current residents of the public housing units have the option of applying to the program in order to purchase their unit, relocating to another comparable unit, or receiving tenant-based voucher assistance. The MHA will provide the occupants of the above scattered sites with notice 90 days prior to the date of the sale of their unit. The occupants will also be offered counseling, relocation expenses, and comparable replacement housing options. The right of first refusal does not extend to residents in nonpublic housing units.

The eligibility requirements for this program are:

- *Eligible purchasers may earn up to, but not exceed 80% of Area Median Family Income (AMI).* Except in the case where the MHA offer of first refusal to a resident occupying the unit, the MHA will certify that the applicants' income is not over 80% of AMI at the time the contract to purchase the property is executed.
- *Affordability standards must be met for the purchaser.* On an average monthly basis, the estimate of the sum of the applicant's payments for mortgage principal and interest, insurance, real estate taxes, utilities, maintenance and other recurring homeownership costs will not exceed the sum of 35% of the applicant's adjusted income and any subsidy that will be available for such payments.
- *Principal residence requirement.* The dwelling unit sold to an eligible family must be used as the principal residence of the family.
- *The MHA must require purchasers to pay a minimum down payment.* Each household purchasing a home must use its own resources to contribute an amount of the down payment that is not less than one percent (1%) of the purchase price of the housing.
- *Other eligibility restrictions.* The MHA may establish additional limitations for households to purchase housing. Such requirements may include employment, no past criminal activity, participation in homeownership counseling programs, or other requirements.

#### Recapture and Anti-Speculation Restrictions

The MHA will develop a policy that provides for retaining all or a portion of the gain from appreciation generated by the resale of the property to the extent that there are net proceeds if the house is sold within five years after purchase. The MHA will not recapture gains from appreciation if the home is resold over five years from the initial purchase. Gains from appreciation is defined as financial gain solely attributable to the home's appreciation over time and not attributable to below-market financing or government-provided assistance (recapture of that subsidy is discussed in recapture below). The anti-speculation provision must be recorded as a deed restriction or a restrictive covenant. The recapture amount can be one that the MHA considers appropriate.

The MHA's completed Section 32 Homeownership submission to HUD will be available for review and comment during the week of January 1, 2009. All MHA residents will be notified when the submission is completed.

## ATTACHMENT "D-2"

### Proposed MHA Section 8 Voucher Homeownership Program

**CAVEAT:** The MHA is also currently assessing the economic and administrative viability of creating and administering a Voucher Homeownership program to be operated in conjunction with the City of Malden and the Malden Redevelopment Authority ("MRA"). Impediments to the establishment of such a program appear to be local area housing market value and reductions in Community Development Block Grant funding awarded to and administered by the MRA, significantly reducing that agency's ability to contribute requisite down-payment assistance funding. The MHA anticipates making a determination as to the viability of undertaking a Voucher Homeownership program during the FY 2008 Annual Plan year.

The intent of the Plan is to develop specific local homeownership policies within program regulations designed to allow HCV program participants to become homeowners, while including adequate safeguards to protect program integrity, the Malden Housing Authority and program participants.

Prior to providing details of the Administrative Plan, the MHA feels it is important to note that it is committed to operating an on going Homeownership Program. The Program will be operated pursuant to federal, Commonwealth of Massachusetts, and City of Malden regulations and shall be open to qualified households. The Administrative Plan has been developed in compliance with all known HUD regulations and with knowledge gained from past experience derived from other PHA's existing Homeownership Programs.

#### 1. HUD REQUIREMENTS

Program participants will be selected from the current base of HCV participants. Additionally, in addition to recognizing all other preferences adopted by the MHA Board of Commissioners, if the agency operates a Family Self-Sufficiency Program (FSS), a preference for current participants of any FSS Program will be granted. All participants must meet the following minimum requirements as mandated by HUD.

- Must be a first time homeowner as defined by HUD. Specifically, applicants cannot have owned a home within the past three years.
- Both the family and the adult members who will own the home must be able to document a minimum annual income (excluding welfare) of \$10,300.
- One or more adult family members must be able to document that he or she has been continually employed (at least 30 hours per week) during the prior year. An interruption of 4 weeks or less is not considered a break in continuity. Considerations will be given for longer breaks in employment if the adult family members were working an average of 20 hours per week and attending school or job training for 10 hours a week or more. Exemptions shall be granted to elderly and disabled participants.
- Must complete a HUD certified homeownership counseling program authorized or provided by the Malden Housing Authority.
- Must not have defaulted previously on HCV Homeownership Assistance.
- Program participant(s) must determine and document whether or not the unit is located in an airport runway clear zone or an airfield clear zone.
- Program participants must determine and document whether or not the unit is located in a flood hazard area. Units in flood hazard areas must retain flood insurance.

#### 2. MHA BRIEFING AND HOMEOWNERSHIP COUNSELING

While the Malden Housing Authority realizes that not all HCV tenants are ready, willing and able to purchase a home, once the program is officially adopted by the MHA Board of Commissioners, the MHA plans to notify all current HCV program participants in writing of the newly enacted Homeownership Option and provide a brief description of the program and the possible benefits thereof.

If a tenant responds to the initial letter, the tenant will be mailed an application for entry into the Homeownership Option Program. Once the application has been completed and returned, the Malden Housing Authority will order and pay for a credit report in the name(s) of the applicant(s), perform an employment verification for all applicant(s) and determine the applicant's ability to qualify for financing and the amount of said financing. At this point, an individual briefing session will be scheduled.

At the briefing session, the applicant(s) and at least one Malden Housing Authority staff person currently involved with the Authority's Homeownership Program will be in attendance. The Malden Housing Authority will provide the program participant(s) with information regarding geographic choice, portability and benefits of purchasing in low poverty areas. Additionally the participant's application, including their verified employment history and their current credit report, will be discussed and a determination of participant readiness to purchase will be made.

In creating an active Homeownership Program, Malden Housing Authority staff will work closely with officials of the City of Malden, the Malden Redevelopment Authority and local banks who are familiar with qualifying ratios and bank formulas used for evaluating home loan applications. Using income information supplied and verified by the applicant(s) employer and credit information taken from the applicant(s) credit report, Malden Housing Authority staff will determine if the applicant(s) income, credit history and current monthly installment debt are such that said applicant(s) is likely to qualify for a home loan and, if so, the approximate amount of the loan.

Assuming the applicant(s) is likely to qualify for a home loan in an amount sufficient to purchase a suitable home, the Malden Housing Authority will proceed to enroll the applicant in any HUD certified and approved homebuyer counseling program.

Homebuyer counseling will include the following elements:

1. Home maintenance
2. Budgeting and money management
3. Credit Counseling
4. Negotiate purchase price
5. Financing
6. Home search
7. Advantages of purchasing in areas that do not have high concentrations of low income families
8. Information regarding fair housing
9. Information relative to settlement procedures, truth in lending laws and loan terms

The Malden Housing Authority will strongly consider local circumstances and the needs of individual families when providing briefing and counseling. The Malden Housing Authority plans to require that program participants enroll in and complete post purchase counseling for a period of one year. The one-year local requirement may be extended at the discretion of the Malden Housing Authority.

### **3. SEARCH TIME / OPTIONS FOR HOUSEHOLDS UNABLE TO BUY**

The Malden Housing Authority has chosen not to establish a minimum/maximum search time for program participants to select and purchase a home. Also, the Malden Housing Authority will not require program participants to provide periodic reports regarding the home search process.

### **4. UNIT ELIGIBILITY / INSPECTION REQUIREMENTS**

In terms of unit eligibility, the Malden Housing Authority is required to enforce specific unit eligibility standards. One such standard is the type of unit a program participant may purchase. Under program guidelines, participants are restricted to purchasing existing or new single-family homes, condominiums and cooperatives units. The purchase of multi unit structures, including two family dwellings, is prohibited.

In terms of unit inspections, the Homeownership Option requires two pre-purchase inspections. One will be performed by a qualified Malden Housing Authority employee, while the second inspection is to be performed by a privately employed qualified professional Home Inspector. There will be no fee associated with the Malden Housing Authority inspection. However, the program participant must pay for the cost of the inspection done by a professional Home Inspector. The Malden Housing Authority will review the inspection performed by the professional Home Inspector and determine if the dwelling is suitable for purchase and eligible for sale to a program participant. The Malden Housing Authority may disapprove a unit based on information provided in the Inspection Reports.

The Malden Housing Authority plans to utilize the same procedure for unit inspection as it now uses for HCV rental units. Currently, the Malden Housing Authority has qualified staff persons designated to perform unit inspections prior to occupancy. The inspection conducted by the Authority will be used to determine compliance with Housing Quality Standards.

When a HCV unit is ready for inspection, the Malden Housing Authority inspector will gain access to the unit by coordinating with the property owner. The Malden Housing Authority inspector then conducts a thorough room-by-room inspection of the premises, including the basement and any and all mechanical systems, all common areas and the exterior. The inspection results are written on the Malden Housing Authority standard unit inspection form and maintained on file. The unit must meet the inspection criteria of Housing Quality Standards in order to qualify for the Homeownership Program.

If the unit fails the inspection, the owner of the property will be required to make needed repairs in order to bring the unit into compliance with Housing Quality Standards. As part of its homebuyer program, the Malden Housing Authority will require a home inspection by a qualified home inspector. In an effort to provide potential HCV buyers with a choice of qualified home inspectors, the Malden Housing Authority will develop a list of local qualified home inspectors. Each applicant will be given a copy of the list and the potential homebuyer(s) may select whomever they want. It should also be mentioned that prior to placing a home inspector's name on the list, the Malden Housing Authority will require said home inspector to provide their qualifications to the Malden Housing Authority.

If the applicant wishes to utilize a home inspector who is not on the list the Malden Housing Authority will permit the applicant to do so. However, the Malden Housing Authority will require that the selected home inspector provide the Malden Housing Authority and the applicant with qualifications that are acceptable to the Malden Housing Authority.

### **5. CONTRACT OF SALE / BUYER PROTECTION**

In terms of the contract for sale, the Malden Housing Authority will utilize a revised Greater Boston Realtor's Purchase and Sales Agreement for its ongoing homebuyer program.

The contract for sale will contain an additional list of provisions including the following:

- The price and other terms of sale.
- The purchaser will arrange for a pre-purchase inspection to be performed by an independent inspector selected and paid for by the purchaser.
- The purchaser is not obligated to purchase the unit unless the inspection is satisfactory to the purchaser and the Malden Housing Authority.
- The purchaser is not obligated to pay for any repairs.
- The seller certifies that he or she has not been debarred, suspended, or subject to a limited denial of participation under part 24 of this title.

## 6. FINANCING

The Malden Housing Authority plans to develop financing programs appropriate to the program.

The financing package is as follows:

First mortgage --- Balance of purchase price after items 2, 3, 4 and 5  
Second mortgage --- As determined by the HAP payment purchase price  
Third mortgage --- (only if public subsidy is involved)  
Subordinate mortgage --- As may be appropriate  
Buyer cash --- Minimum 3% of purchase price

The Malden Housing Authority plans to utilize a "Soft Second" Mortgage financing program funded through funds administered by the Malden Redevelopment Authority. Basically, the "Soft Second" Program will offer borrowers a reduced percent rate of interest over a 15-year period, without charging points and will use the HAP payment to service the debt. HCV Homeownership Program participants will apply for both first and second mortgages as desired. If there is another public subsidy involved, a third mortgage will be required. The MHA may arrange for or provide subordinate mortgage financing to secure its down payment assistance and closing costs loans.

The aforementioned financing package has several positive aspects, which work to the advantage of the purchaser including the following:

1. Minimum buyer cash down (3%)
2. Second mortgage requires no payments from the HCV participant
3. Purchaser not required to pay private mortgage insurance

The program participant will be required to have adequate funds (buyer cash) to meet the 3% down payment amount. Through its Downpayment Assistance Program, the MHA will provide financing for all or a portion of the closing costs. Assessments of costs involved will be completed on a case-by-case basis.

In addition to the financing package previously described, the Malden Housing Authority plans to implement the following requirements as per HUD regulations:

1. Prohibit balloon payments
2. The Malden Housing Authority reserves the right to approve or reject financing terms and conditions
3. Allow seller financing on a case by case basis
4. Purchasers may not exceed qualifying ratios and must meet all other financing requirements established by the first mortgage lender.

## 7. AMOUNT OF ASSISTANCE

The amount of the Homeownership Assistance Payment shall be a sum equal to the lower of:

1. The payment standard minus the total tenant payment
2. The family's monthly homeownership expenses minus the total tenant payment

The payment standard for a family is the lower of:

1. The payment standard for the family unit size
2. The payment standard for the size of the home

The Malden Housing Authority will use the same payment schedule, payment standard amounts and subsidy standards for the Homeownership Option as for the Rental Voucher Program. The Malden Housing Authority will conduct an annual reexamination of program participants in order to update income, family size and other relevant data and adjust the payment standard accordingly.

The Malden Housing Authority will adopt for each participant an estimate of homeownership expenses in accordance with HUD requirements:

1. Principal and interest on initial mortgage(s) debt including refinancing if any
2. Real estate taxes
3. Sewer and water fees
4. Trash pick up and disposal fees
5. Homeowners insurance costs
6. Allowance for maintenance expenses
7. Allowance for costs of major repairs and replacements
8. Utility allowance
9. Principal and interest on debt incurred to finance major repairs or handicap accessible modifications.

If the home is a cooperative or condominium unit, homeownership expenses will include maintenance fees assessed by the condominium or cooperative homeowner association. Additionally, if a Housing Trust is established to provide second mortgages for homebuyers, the Malden Housing Authority will make its HAP payment directly to the second mortgage lender. If the HAP exceeds the amount due the second mortgage lender, the Malden Housing Authority will pay the difference directly to the homeowner. If the HAP is less than the second mortgage payment, the homeowner will pay the difference to the second mortgage lender from their own funds. If the Housing Trust is not established or designated by the MHA, the preferred payment approach will be to make the HAP directly to the first mortgage lender on behalf of the homeowner. The term of homeowner assistance (HAP) shall be fifteen (15) years if the term of the first mortgage is twenty (20) years or longer, except in the case of elderly and disabled program participants where the maximum term of fifteen (15) years does not apply. In all other cases, the term shall be ten (10) years.

## **8. POST PURCHASE REQUIREMENTS FOR FAMILIES**

The family must sign a statement of homeowner obligations before the start of homeownership assistance agreeing to comply with all obligations under the program. In keeping with HUD regulations, the Malden Housing Authority has imposed the following post purchase requirements:

- The family must reside in the home. If the family moves out of the home, the Malden Housing Authority will not continue homeownership assistance payments following the month during which the family moves out.
- The Malden Housing Authority will require each family receiving homeownership assistance to attend and participate in post purchase counseling. The counseling sessions will be administered by either Malden Housing Authority staff or a certified post purchase counseling agent and will focus on home maintenance issues, family finances and budgeting and maintaining good credit by ensuring that the family is paying off its credit card and other monthly debt in a timely fashion.
- The family must comply with the terms of all mortgage(s) securing debt incurred to purchase the home and any refinancing debt, if applicable.
- The family must not convey or transfer ownership of the home while receiving homeownership assistance.
- The family may grant a mortgage on the home for debt incurred to finance the purchase of the home or any refinancing of such debt.
- After the death of a family member who holds title to the home, homeownership assistance will continue pending settlement of the estate provided that the family continues to occupy the home.
- The family must comply with all requirements of the Homeownership Program or be subject to termination of assistance.
- The family must allow the Malden Housing Authority access to the home for the purpose of performing inspections, if so required.

The family must supply the Malden Housing Authority with the following information upon request:

- Information relative to any mortgage(s) secured by the property.
- Any sale or transfer of any interest in the home.
- The family must provide the Malden Housing Authority with its homeownership expenses.
- The family must notify the Malden Housing Authority before moving out of the home.
- The family must notify the Malden Housing Authority if it defaults on any mortgage securing debt incurred to purchase the home. If the family defaults on the mortgage, the Malden Housing Authority may choose to issue a Voucher to the family to facilitate a move to a rental unit and continue rental assistance. However, the determination will be at the Malden Housing Authority's discretion, based on the good faith efforts of the family to meet its obligations and prevent default.
- Proof that no family member has an ownership interest in other real estate while receiving homeownership assistance.

## **9. PORTABILITY**

The Malden Housing Authority will recognize the doctrine of Portability as the same has been established by current federal regulation, and will accept portable voucher holders into the program, to the extent required by HUD. If a family currently participating in the Malden Housing Authority's HCV Rental Voucher Program wants to purchase a home outside of the Malden Housing Authority's jurisdiction under the Homeownership Option, the family may do so provided that the receiving PHA is accepting new homeownership families and provided that the

family meets all the requirements of the receiving PHA. The MHA will not recognize Portability as being applicable to its Program in the future should current federal regulation be amended or revised to so allow.

#### **10. RECAPTURE OF HOMEOWNERSHIP ASSISTANCE**

The MHA has adopted the certain recapture restrictions which may affect HCV Program recipients who participate in the Homeownership Option. Such families may be subject to recapture provisions if they sell their unit within five (5) years of initially purchasing the unit. In accordance with HUD regulations, the following restrictions cannot be applied to the HAP assistance:

At the time of sale of a unit by a family participating in the Homeownership Option occurring on or within five (5) years of the family's initial purchase of the unit, the Malden Housing Authority will place a lien on the property in accordance with HUD regulations. The lien will be drawn up in such a way that it is consistent with State and local law. The amount of homeownership assistance subject to recapture will be the lesser of the following two recapture options:

1. The amount of homeownership assistance (other than HAP payments), subject to recapture will automatically be reduced over a five-year period, beginning from the purchase date, in annual increments of twenty percent. At the end of the five-year period, the amount of homeownership assistance subject to recapture will be zero.
2. The difference between the sales price and the purchase price of the home minus the costs of any capital expenditures, the costs incurred by the family in the sale of the home, the amount of the difference between the sales price and purchase price that is being used, upon sale, towards the purchase of a new home under the HCV Homeownership Option and any amounts that have been previously recaptured.

In the case of a refinancing of the home, the recapture will be an amount equaling the lesser of:

1. The amount of homeownership assistance (other than HAP payments) subject to recapture will automatically be reduced over a five-year period, beginning from the purchase date, in annual increments of twenty percent. At the end of the five-year period, the amount of homeownership assistance subject to recapture will be zero.
2. The difference between the current mortgage debt and the new mortgage debt minus the costs of any capital expenditures, the costs incurred by the family in the refinancing of the home and any amounts that have been previously recaptured.

In the case of identity-of-interest transactions, the Malden Housing Authority will establish a sales price based on fair market value.

#### **11. ELIGIBLE UNITS**

The units which can be purchased under this program can be a single family house (attached or detached), a condominium unit or a cooperative share. A manufactured home is also eligible under certain conditions.

#### **12. OTHER PROVISIONS**

The MHA will administer its Voucher Homeownership Program in a manner consistent with current federal regulation. A family receiving homeownership assistance will be allowed to move to a new unit with homeownership assistance as long as the family is in compliance with program requirements, no family member has any ownership interest in the prior unit, and the Malden Housing Authority has sufficient funds. To move with continued homeowner assistance, families must again meet all eligibility requirements. A family may not move more than one time per year. Such portability may not be recognized in the future if to do so would be inconsistent with applicable regulation, as the same may be amended or revised.

## ATTACHMENT "D-3"

### MHA SECTION 8 PROJECT BASED VOUCHER STATEMENT

In an effort to increase the number and type of affordable housing units available to Section 8 families, as well as to assure the continued availability of such units, the Malden Housing Authority ("MHA") has implemented a Section 8 project based voucher program consistent with the requirements of 24 CFR 983. The MHA's Section 8 Program will assist low income families in accessing and renting safe and sanitary privately owned market rate housing. Project basing of units will ensure that more affordable housing choices will be available for longer periods of time to eligible families selected from the relevant waiting list. Due to the difficulty voucher recipients experience leasing eligible privately owned units in a tight rental market, the MHA has determined that the project basing of units is an appropriate option to ensure continued voucher utilization.

HUD regulations allow PHA's to project base up to 20% of their total tenant based voucher allocation. The MHA intends to project base up to 20% of its total tenant based voucher allocation, or up to a total of 134 of its present 670 total administered vouchers, or 20% of MHA's total vouchers as such baseline may be increased by any awards of Enhanced or other type voucher during the Five Year term of this Plan, 19 of which have previously been awarded to the Cross Street Family Housing Project and up to 80 to the Salem Towers Project, to be vested over a period of 15 years in accordance with the terms of a Regulatory Waiver granted by HUD, and may choose to do so through the conversion and redevelopment of the MHA's State Assisted properties as mixed-finance Affordable Housing developments. Site-based waiting lists will be established for each such project receiving an MHA PBV award consistent with the MHA's Section 8 Housing Choice Voucher Administrative Plan, and as the same may be hereinafter revised. The MHA will not site project based assistance in areas where census tract data reflects a poverty rate of less than 20% unless HUD has approved an exception to this requirement, nor exceed the 25% cap for dwelling units to be assisted under a Housing Assistance Payment ("HAP") contract in any eligible building without a waiver in writing issued by HUD expressly authorizing the MHA to exceed such requirement.

The MHA will attach project based assistance to new construction, existing units where the owner will be required to invest less than \$1,000 in order to bring the property up to HQS standards and substantial rehabilitation of existing units in order to continue to further expand affordable housing opportunities for eligible families.

The MHA will ensure that the proposed location of all project based units in Malden will comply with HUD's goal of deconcentrating poverty, expanding affordable housing opportunities, and affirmatively further fair housing. The MHA will advertise the availability of project based assistance as required by HUD regulations. All eligible property owners will be required to respond in full to the relevant advertisement and file a completed application for assistance together with all requested documentation. The MHA will screen and evaluate all applications received in order to determine that each proposal to be considered achieves the goals recited above.

The MHA will also assess and may act on opportunities that may present themselves should Congress adopt and fund President Obama's PETRA Plan, which calls for the voluntary and mandatory conversion of public housing into Section 8 PBV or PB Contract Assistance.



**ATTACHMENT "E"**  
**TABLE 8.0**

**MHA Capital Fund Grant Program Information**

**ATTACHMENT "E-1"**  
**TABLE 8.1**

**Capital Fund Program Annual Statement/Performance and Evaluation Reports**  
**(HUD-50075.1 for each of the following)**

- 1) FFY'2010 Original**
- 2) FFY'2009**
- 3) ARRA Stimulus**
- 4) FFY'2008**
- 5) FFY'2007**
- 6) FFY'2006**

**MHA FFY'2010 CFP**  
**ANNUAL STATEMENT**  
**CAPITAL FUND PROGRAM AMENDMENT & CERTIFICATION**  
**AND**  
**ENVIRONMENTAL REVIEW CERTIFICATION**

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>		<b>PHA Name:</b> Malden Housing Auth		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P022501-10 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval: 2010</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Line</b>	<b>Summary by Development Account</b>	<b>Original</b>	<b>Total Estimated Cost</b>	<b>Revised<sup>2</sup></b>	<b>Obligated</b>	<b>Total Actual Cost<sup>1</sup></b>	<b>Expended</b>
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$	9,876	\$		\$	
3	1408 Management Improvements		250,000				
4	1410 Administration (may not exceed 10% of line 21)		125,000				
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs		300,000				
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures		545,000				
11	1465 1 Dwelling Equipment—Nonexpendable		1				
12	1470 Non-dwelling Structures		1				
13	1475 Non-dwelling Equipment		1				
14	1485 Demolition		17,500				
15	1492 Moving to Work Demonstration						
16	1495 1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>		<b>FFY of Grant: 2010</b>	
<b>PHA Name:</b> Maiden Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P022501-10 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant Approval: 2010</b>	
<input checked="" type="checkbox"/> <b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Line</b>	<b>Description</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
18a	1501 Collateralization or Debt Service paid by the PHA	Original \$ 500,000	Revised <sup>2</sup>
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Obligated
19	1502 Contingency (may not exceed 8% of line 20)	1	Expend
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 1,747,384	\$
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
<b>Signature of Executive Director</b> <i>She C. Fine</i>		<b>Date 07/09/2010</b>	<b>Signature of Public Housing Director</b>
			<b>Date</b>

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2010			
PHA Name: Malden Housing Authority		Capital Fund Program Grant No.: MA06P022501-10 CFFP (Yes/No): Replacement Housing Factor Grant No.:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
AMP 1: Newland St	Operations	1406		\$ 9,870			
	Management Improvements:	1408					
	AMP staff train, tech assist, MPD Detail			45,000			
	Administration	1410		33,390			
	Demolition: One (1) Unit-24 Wolcott	1485		17,500			
AMP 2: Suffolk Man	Operations	1406		1			
	Management Improvements	1408					
	AMP staff training, tech assist, Res Coord			27,700			
	Administration	1410		12,600			
AMP 3: 630 Salem St	Operations	1406		1			
	Management Improvements	1408					
	Train, tech assist, Res. Cord, MPD Detail			64,837			
	Administration	1410		27,216			
	Fees and Costs: A & E, 504, Roof, etc.	1430		299,998			
	Site Improve: Parking Upgrades, inc. 504	1450		1			
	Dwelling Structures: 504 Upgrades	1460		300,000			
	Non-dwelling Structures: Roof Repl.	1470		1			
AMP 4: 120 Mountain	Operations	1406		1			
	Management Improvements	1408					

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 4/30/2011**

PHA Name: Malden Housing Authority

**Grant Type and Number**  
Capital Fund Program Grant No: MA06P022501-10  
CFFP (Yes/No):  
Replacement Housing Factor Grant No:

**Federal FY of Grant: 2010**

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

PHA Name: Malden Housing Authority	Federal FFY of Grant: 2010
------------------------------------	----------------------------

[illegible]

form HUD-50075.1 (4/2008)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**PHA Name:** Malden Housing Authority

**Federal FY of Grant: 2010**

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement



## 2010 Capital Fund

### Capital Fund Program (CFP) Amendment

To The Consolidated Annual Contributions  
Contract (form HUD-53012)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Whereas, (Public Housing Authority) Malden Housing Authority (MA022) (herein called the "PHA")  
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions  
Contract(s) ACC(s) Number(s) NY 468 dated 4/29/2004

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the  
purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such  
developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the  
PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 1,747,384.00 for Fiscal Year 2010 to be referred to under Capital Fund Grant Number MA06P02250110

PHA Tax Identification Number (TIN): On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number \_\_\_\_\_

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount  
specified above for capital and management activities of PHA developments.  
This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance  
with all HUD regulations and other requirements applicable to the Capital Fund  
Program.

3. (Check one)

a. For Non-qualified PHAs:

(i) In accordance with the HUD regulations, the Annual  
PHA Plan has been adopted by the PHA and approved by HUD, and may  
be amended from time to time. The capital and management activities  
shall be carried out as described in the CFP Annual Statement/Performance  
and Evaluation Report (HUD-50075.1).

OR

☒ (ii) If the Annual PHA Plan has not been adopted by the PHA and  
approved by HUD, the PHA may use its CFP assistance under this contract for  
work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before  
the Annual PHA Plan is approved.

b. For Qualified PHAs:

(i) The CFP Annual Statement/Performance and Evaluation Report  
(HUD-50075.1) has been adopted by the PHA and verified by HUD. The  
capital and management activities shall be carried out as described therein.  
OR

(ii) If the CFP Annual Statement/Performance and Evaluation Report  
has not been adopted by the PHA and/or verified by HUD, the PHA may use  
its CFP assistance under this contract for work items contained in its approved  
CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual  
Statement/Performance and Evaluation Report is adopted by the PHA and  
verified by HUD.

For cases where HUD has approved a Capital Fund Financing  
Amendment to the ACC (CFP Amendment attached), HUD will deduct the  
payment for amortization scheduled payments from the grant immediately on  
the effective date of this CFP Amendment. The payment of CFP funds due  
per the amortization scheduled will be made directly to a designated trustee  
(Trustee Agreement attached) within 3 days of the due date.

The parties have executed this Agreement, and it will be effective on 7/15/2010. This is the date on which CFP assistance  
becomes available to the PHA for obligation.

Regardless of the selection above, the 24 month time period in which the PHA  
must obligate this CFP assistance pursuant to section 9(j)(1) of the United  
States Housing Act of 1937, as amended, (the "Act") and 48 month time period  
in which the PHA must expend this CFP assistance pursuant to section 9(j)(5)  
of the Act starts with the effective date of this CFP amendment (the date on  
which CFP assistance becomes available to the PHA for obligation). Any  
additional CFP assistance this FY will start with the same effective date.

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the  
capital and management activities, HUD agrees to disburse to the PHA or the  
designated trustee from time to time as needed up to the amount of the  
funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income  
housing in compliance with the ACC(s), as amended, the Act and all HUD  
regulations for a period of twenty years after the last disbursement of CFP  
assistance for modernization activities for any public housing or portion thereof  
and for a period of forty years after the last distribution of CFP assistance for  
development activities for any public housing and for a period of ten years  
following the last payment of assistance from the Operating Fund to the PHA.  
However, the provisions of Section 7 of the ACC shall remain in effect for so  
long as HUD determines there is any outstanding indebtedness of the PHA to  
HUD which arose in connection with any development(s) under the ACC(s)  
and which is not eligible for forgiveness, and provided further that, no  
disposition of any development covered by this amendment shall occur unless  
approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA  
does not comply with any of its obligations under this Amendment and does  
not have its Annual PHA Plan approved within the period specified by HUD,  
HUD shall impose such penalties or take such remedial action as provided by  
law. HUD may direct the PHA to terminate all work described in the Capital  
Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall  
only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this  
Amendment is subject to the attached corrective action order(s).

(mark one) : ☐ Yes ☒ No

8. The PHA acknowledges its responsibility for adherence to this Amendment.

U.S. Department of Housing and Urban Development  
By \_\_\_\_\_

Date: \_\_\_\_\_

Title \_\_\_\_\_

PHA Executive Director

By \_\_\_\_\_

Date: 07/09/2010

Title \_\_\_\_\_

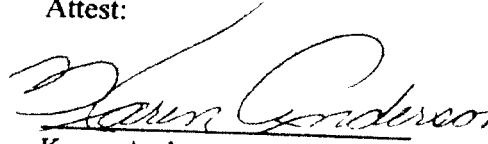
MHA Executive Director

**Capital Fund Program**  
**(CFP) Amendment—page 2**  
To The Consolidated Annual Contributions Contract  
(form HUD-53012)

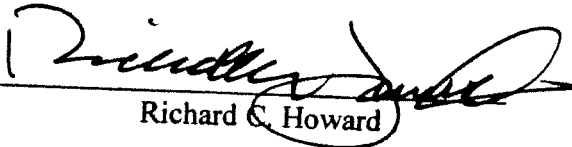
(SEAL)

Attest:

TOWN/CITY: **MALDEN, MASSACHUSETTS**

  
\_\_\_\_\_  
Karen Anderson, City Clerk

BY:

  
\_\_\_\_\_  
Richard C. Howard

TITLE: **MAYOR**

DATE: July 5, 2010



**Certification of Exemption for HUD Funded Projects**  
Determination of activities not subject to 24 CFR 58.34(a)  
May be subject to provisions of 24 CFR 58.6, as applicable

Project Name: Capital Fund Program Grant MA06P022501-10 – **INITIAL AWARD**  
Project Description: Rehabilitation of Public Housing (See Annual Statement & 5 Year Plan, Attached)  
Address: Various Public Housing Projects (See Annual Statement & 5 Year Plan, Attached)  
Funding Source: Capital Fund Program, Department of Housing and Urban Development  
Funding Amount: \$ 1,747,384.00  
Grant Number: MA06P022501-10

<input checked="" type="checkbox"/>	1. Environmental and other studies, resource identification and the development of plans and strategies;
<input type="checkbox"/>	2. Information and financial services;
<input checked="" type="checkbox"/>	3. Administrative and management activities;
<input checked="" type="checkbox"/>	4. Public services that will not have a physical impact or result in any physical changes, including but not limited to services concerned with employment, crime prevention, child care, health, drug abuse, education, counseling, energy conservation and welfare or recreational needs;
<input checked="" type="checkbox"/>	5. Inspections and testing of properties for hazards or defects;
<input type="checkbox"/>	6. Purchase of insurance;
<input type="checkbox"/>	7. Purchase of tools;
<input checked="" type="checkbox"/>	8. Engineering or design costs;
<input checked="" type="checkbox"/>	9. Technical assistance and training;
<input type="checkbox"/>	10. Assistance for temporary or permanent improvements that do not alter environmental conditions and are limited to protection, repair, or restoration activities necessary only to control or arrest the effects from disasters or imminent threats to public safety including those resulting from physical deterioration;
<input checked="" type="checkbox"/>	11. Payment of principal and interest on loans made or obligations guaranteed by HUD;
<input type="checkbox"/>	12. Any of the categorical exclusions listed in Sec. 58.35(a) provided that there are no circumstances that require compliance with any other Federal laws and authorities cited in 24 CFR 58.5.

If your project falls into any of the above categories, you do not have to submit a Request for Release of Funds (RROF), and no further approval from HUD will be needed by the recipient for the drawdown of funds to carry out exempt activities and projects. However, the responsible entity must still document in writing its compliance with and/or applicability of "other requirements" per 24CFR58.6 (included with this document).

By signing below the Responsible Entity certifies in writing that each activity or project is exempt and meets the conditions specified for such exemption under section 24 CFR 58.34(a). Please keep a copy of this determination in your project files.

The Malden Redevelopment Authority: Stephen Wishoski  
Responsible Entity Certifying Official Name & Title (please print): Stephen Wishoski, MRA Executive Director

Stephen Wishoski  
Responsible Entity Certifying Official Signature

7.2.10  
Date



Compliance Documentation Checklist  
24 CFR 58.6

PROJECT NAME / DESCRIPTION: Capital Fund Program, Public Housing Modernization 2010 – INITIAL AWARD

Level of Environmental Review Determination Exempt per 24 CFR 58.34

STATUTES AND REGULATIONS LISTED AT 24 CFR 58.6

**FLOOD DISASTER PROTECTION ACT**

1. Does the project involve acquisition, construction or rehabilitation of structures located in a FEMA-identified Special Flood Hazard?

- ☒ No - Source Documentation: FEMA issued Flood Maps Map Item 2502020005C MALDEN, CTY/MIDDLESEX CO  
☐ Yes - Continue To Question 2.

2. Is the community participating in the National Flood Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?

- ☐ Yes - Flood Insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost. A copy of the flood insurance policy declaration must be kept on file.  
☐ No - Federal assistance may not be used in the Special Flood Hazards Area unless the community is participating in the National Flood Insurance Program.

**COASTAL BARRIERS RESOURCES ACT**

1. Is the project located in a coastal barrier resource area?

- ☐ N/A - Non-coastal county.

☒ No - Coastal counties must cite source documentation: FEMA issued Flood Maps Map Item 2502020005C MALDEN, CTY/MIDDLESEX  
(This element is completed).

- ☐ Yes - Federal assistance may not be used in such an area.

**AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES DISCLOSURES**

1. Is the project located within 3,000 feet from the end of the runway at a civil airport? Is the project located within 2.5 miles from the end a runway at a military airfield?

- ☒ No - Source Documentation: Locality Map  
(This element is completed).

☐ Yes - Continue to Question 2.

2. Does the project involve the sale or acquisition of existing property within a Civil Airport's Runway Clear Zone or a Military Installation's Clear Zone?

- ☐ No - Source Documentation:

(Project complies with 24 CFR 51.303[a](3)).

☐ Yes - A disclosure statement must be provided to buyer and a copy of the signed disclosure must be maintained in this Environmental Review Record.

Prepared by (name and title, please print):

Stephen Wishoski  
Stephen Wishoski, Executive Director, Malden Redevelopment Authority

Signature:

Stephen Wishoski

Date:

7.2.10

**MHA FFY'2009 CFP**  
**ANNUAL STATEMENT**  
**REVISION No. 2**

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**Part I: Summary**

PHA Name: Malden Housing Auth	Grant Type and Number Capital Fund Program Grant No: MA06P022501-09 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
-------------------------------	--	---

Type of Grant		Revised Annual Statement (revision no: 2 )	
<input type="checkbox"/> Original Annual Statement		<input checked="" type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			
Line	Summary by Development Account	Original	Total Estimated Cost
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) <sup>1</sup>	\$ 175,328	\$ 175,328
3	1408 Management Improvements	198,000	198,183
4	1410 Administration (may not exceed 10% of line 21)	175,328	175,328
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	110,001	175,001
8	1440 Site Acquisition		
9	1450 Site Improvement	22,001	1
10	1460 Dwelling Structures	250,618	799,865
11	1465.1 Dwelling Equipment—Nonexpendable	60,001	60,001
12	1470 Non-dwelling Structures	1	1
13	1475 Non-dwelling Equipment	262,001	128,963
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities <sup>4</sup>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Part I: Summary

PHA Name: Malden Housing Authority	Grant Type and Number: Capital Fund Program Grant No: MA06F022501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
--	--	---

Type of Grant	<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost <sup>1</sup>	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	Original \$ 500,000	Revised <sup>2</sup> -		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)		1	40,609	
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 1,753,280	\$ 1,753,280		\$ 369,070
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 07/09/2010	Signature of Public Housing Director		Date

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part II: Supporting Pages							
PHA Name: Malden Housing Authority		Grant Type and Number Capital Fund Program Grant No. MA06P022501-09 CFPP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
AMP 1: Newland St	Operations	1406		94,642	47,075		
	Management Improvements	1408					
	AMP staff training and tech assistance			23,661	10,000		
	Administration	1410		47,321	47,075		
	Fees and Costs	1430		2,500	-		
	Site Improvement: Path Resurfacing Ph. 1	1450		50,000	-		
	Dwelling Structures: Exterior Doors	1460		35,000	22,617		
	Non-Dwelling Equipment: Mailboxes	1475		15,000	12,000		
AMP 2: Suffolk Man	Operations	1406		35,714	17,763		
	Management Improvements	1408					
	AMP staff training and tech assistance			8,929	26,961		
	Administration	1410		17,857	17,763		
	Dwelling Equipment Non-Expendable	1465.1					
	Storm Door Replacement			50,000	60,000		
	Non-Dwelling Structures: Gazebo Impr.	1470		10,000	-		
	Non-Dwelling Equipment: Sec Hardware	1475		-	52,962		
AMP 3: 630 Salem St	Operations	1406		77,142	38,370		
	Management Improvements	1408					
	AMP staff training and tech assistance			19,286	54,756		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part II: Supporting Pages**

PHA Name: Malden Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P022501-09 CFPP (Yes/ No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2009				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Administration	1410		Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Fees and Costs	1430		38,571	38,370			
	Dwelling Structures: Replace Roof Ph: 1	1460		150,000	174,999			
	Non-Dwelling Equipment: Fire Alarm	1475		250,000	0			
AMP 4: 120 Mountain	Operations	1406		90,000	0			
	Management Improvements	1408		44,285	22,026			
	AMP staff training and tech assistance							
	Administration	1410		11,071	32,712			
	Fees and Costs	1430		22,143	22,026			
	Dwelling Structures: unit conversions	1460		10,000	1			
AMP 5: 557 Pleasant	Operations	1406		-	777,247			
	Management Improvements	1408		61,428	30,553			
	AMP staff training and tech assistance							
	Administration	1410		15,357	44,213			
AMP 6: 89 Pearl St	Operations	1406		30,714	30,553			
	Management Improvements	1408		39,285	19,540			
	Staff training, tech asst, Res. Coord.							
	Administration	1410		9,821	29,540			
	Non-Dwelling Equipment: Sec Hardware	1475		19,643	19,540			
		1475		85,000	64,000			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement of Work.

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**PHA Name:** Malden Housing Authority

**Grant Type and Number**  
Capital Fund Program Grant No: MA06P022501-09  
CFFP (Yes/No):  
Replacement Housing Factor Grant No:

Federal FFY of Grant: 2009

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**PHA Name: Malden Housing Authority**

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**MHA ARRA STIMULUS CFP**  
**ANNUAL STATEMENT**

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

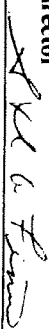
U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>FFY of Grant: 2009</b>	
PHA Name: <b>Malden Housing Auth</b>		Capital Fund Program Grant No: <b>MA06S022501-09</b>		FFY of Grant Approval: <b>2009</b>	
		Replacement Housing Factor Grant No:			
Date of CFFP:					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement revision no: 4 <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Line</b>	<b>Summary by Development Account</b>	<b>Original</b>	<b>Revised<sup>2</sup></b>	<b>Obligated</b>	<b>Total Actual Cost<sup>1</sup></b>
					<b>Expended</b>
1	Total non-CFFP Funds				
2	1406 Operations may not exceed 20% of line 21 <sup>3</sup>		\$ 886,000		
3	1408 Management Improvements	\$ -	\$ -	\$ -	\$ -
4	1410 Administration may not exceed 10% of line 21		6		
5	1411 Audit		22,499	91,150	
6	1415 Liquidated Damages		-	-	
7	1430 Fees and Costs		-	-	
8	1440 Site Acquisition		50,000	127,310	
9	1450 Site Improvement		-	-	
10	1460 Dwelling Structures		-	5,000	
11	1465 1 Dwelling Equipment—Nonependable		-	1,717,500	
12	1470 Non-dwelling Structures		-	-	
13	1475 Non-dwelling Equipment		10,000	-	
14	1485 Demolition		225,001	210,000	
15	1492 Moving to Work Demonstration		-	80,000	
16	1495 1 Relocation Costs		-	-	
17	1499 Development Activities <sup>4</sup>		1,923,454	-	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>		<b>PHA Name:</b> Maiden Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06S022501-09 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2009</b> FFY of Grant Approval: 2009	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Revised Annual Statement revision no: 4 <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report							
<b>Line</b>	<b>Summary</b>	<b>Original</b>	<b>Total Estimated Cost</b>	<b>Revised<sup>2</sup></b>	<b>Obligated</b>	<b>Total Actual Cost<sup>1</sup></b>	<b>Expended</b>
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency may not exceed 8% of line 20						
20	Amount of Annual Grant: sum of lines 2 - 19	\$	2,230,960	\$	2,230,960	\$	2,230,960
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities			960,000	960,000		
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
<b>Signature of Executive Director</b> 		<b>Date 03/02/2010</b>		<b>Signature of Public Housing Director</b>		<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part II: Supporting Pages						
PHA Name: Malden Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06S022501-09 CFEP Yes/No: Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>
						Funds Expended <sup>2</sup>
AMP 1: Newland St	Management Improvements	1408				
	AMP staff training and tech assistance			1	-	
	Administration	1410		6,030	5,623	
	Non-Dwelling Equipment: Fiber Optics	1475		60,305	56,231	
AMP 2: Suffolk Man	Management Improvements					
	AMP staff training and tech assistance			1	-	
	Administration	1410		2,284	2,127	
	Non-Dwelling Equipment: Fiber Optics	1475		22,843	21,276	
AMP 3: 630 Salem St	Management Improvements	1408				
	AMP staff training and tech assistance			1	-	
	Administration	1410		4,911	4,611	
	Non-Dwelling Structures: Mailboxes	1470		10,000	0	
	Non-Dwelling Equipment: Fiber Optics	1475		49,112	46,111	
AMP 4: 120 Mountain	Management Improvements	1408				
	AMP staff training and tech assistance			1	-	
	Administration	1410		2,832	2,638	
	Fees and Costs: Studio Conversion	1430		50,000	-	
	Non-Dwelling Equipment: Fiber Optics	1475		28,325	26,383	
AMP 5: 557 Pleasant	Management Improvements	1408				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part II: Supporting Pages						
PHA Name: Malden Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06S022501-09 CFPP Yes/ No: Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>
						Funds Expended <sup>2</sup>
	AMP staff training and tech assistance			1	-	
	Administration	1410		3,929	3,659	
	Non-Dwelling Equipment: Fiber Optics	1475		39,289	36,595	
AMP 6: 89 Pearl St	Management Improvements	1408				
	AMP staff training and tech assistance			1	-	
	Administration	1410		2,513	2,340	
	Non-Dwelling Equipment: Fiber Optics	1475		25,127	23,404	
<b>NEW: LINDEN FED</b>	<b>Development</b>	<b>1499</b>		<b>1,322,856</b>	<b>-</b>	
	Administration	1410		200,596	70,152	
	Fees and Costs	1430		400,000	127,310	
	Site Improvement: Splashgds/Ldscpg	1450		-	5,000	
	Dwelling Structures: Mod 504 Imprvmt	1460	3-4 Bldgs	-	880,000	
	Roof Extn, flashing, fascia, downspouts		56 Bldgs	-	225,000	
	Exhaust fans, kitchens & bathrooms		220 units		217,500	
	Ceiling Replacement		200 units		395,000	
	Non-Dwelling Equipment: Fiber Optics	1475		1	-	
	Demolition	1485	3-4 Bldgs	-	80,000	
<b>TOTAL:</b>				<b>\$2,230,960</b>	<b>\$2,230,960</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.



U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**Federal FY of Grant: 2009**

### Reasons for Revised Target Dates

[illegible]

## Pages

**MHA FFY'2008 CFP**  
**ANNUAL STATEMENT**

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>		<b>PHA Name:</b> Malden Housing Auth		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P022501-08 rev.5 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval: 2008</b>	
<input type="checkbox"/> <b>Type of Grant</b> <input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: 5 )</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Original</b>	<b>Total Estimated Cost</b>	<b>Revised<sup>1</sup></b>	<b>Obligated</b>	<b>Total Actual Cost<sup>1</sup></b>	<b>Expended</b>
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) <sup>2</sup>	\$	352,497	\$	352,497	\$	352,497
3	1408 Management Improvements		265,741		261,574		25,737
4	1410 Administration (may not exceed 10% of line 21)		176,249		176,249		176,249
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition		25,000		130,000		130,000
9	1450 Site Improvement						0
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment—Nonexpendable		870,000		842,167		842,167
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>		<b>PHA Name:</b> Malden Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P022501-08 rev. 5 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval: 2008</b>	
<input type="checkbox"/> <b>Type of Grant</b> <input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: 5)</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>							
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost<sup>1</sup></b>			
		<b>Original</b>	<b>Revised<sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>		
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)	73,000	0				
21	Amount of line 20 Related to LBP Activities	\$ 1,762,487	\$ 1,762,487	\$ 1,762,487	\$ 1,396,650		
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
<b>Signature of Executive Director</b> <i>Steve C. Finner</i>		<b>Date 06/08/2010</b>		<b>Signature of Public Housing Director</b>		<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part II: Supporting Pages				Expires 4/30/2011				
PHA Name: Malden Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06P022501-08 rev.5 CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
AMP 1: Newland St	Operations	1406		94,476	94,476	94,476	94,476	completed
	Management Improvements	1408						
	Staff train, tech ass't, MPD Detail							
	Administration	1410		10,000	59,074	59,074		
AMP 2: Suffolk Man	Operations	1406		47,238	47,238	47,238	47,238	completed
	Management Improvements	1408		35,786	35,786	35,786	35,786	
	Staff training, tech ass't, Res Coord.							
	Administration	1410		39,223	26,662	26,662		
AMP 3: 630 Salem	Dwelling Structures: Gutters/Downspouts	1460		17,893	17,893	17,893	17,893	completed
	Operations	1406		70,000	109,500	109,500		
	Management Improvements	1408		76,942	76,942	76,942	76,942	
	Staff training, tech ass't, Res. Coord.							
AMP 4: 120 Mountain	Administration	1410		70,249	67,590	67,590		completed
	Operations	1406		38,471	38,471	38,471	38,471	
	Management Improvements	1408		44,375	44,375	44,375	44,375	
	Sft train, tech ass't, Res Cord., MPD Dtl.			45,699	33,061	33,061		
	Administration	1410		22,188	22,188	22,188	22,188	completed
	Fees and Costs	1430		60,000	130,000	130,000		
	Dwelling Structures: Studio Conv. Project	1460		615,000	279,474	279,474		
	Unit 504 Accessibility Upgrades			-	0			

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>1</sup> To be completed for the Performance and Evaluation Report of a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**PHA Name:** Malden Housing Authority

**Federal FY of Grant: 2008**

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**Federal FY of Grant: 2008**[illegible]

## Pages



**MHA FFY'2007 CFP**  
**ANNUAL STATEMENT**

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

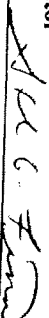
U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>		<b>PHA Name:</b> Malden Housing		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06PD2501-07 rev. 5 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:</b> 2007 <b>FFY of Grant Approval:</b> 2007	
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: 5 )</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Original</b>	<b>Revised<sup>1</sup></b>	<b>Obligated</b>	<b>Total Actual Cost<sup>1</sup></b>	<b>Expended</b>	
1	Total non-CFF Funds						
2	1406 Operations (may not exceed 20% of line 21) <sup>2</sup>	\$ 180,022	\$ 220,022	\$ 220,022	\$ 180,022		
3	1408 Management Improvements	100,000	88,510	88,510	88,510		
4	1410 Administration (may not exceed 10% of line 21)	180,022	180,022	180,022	180,022		
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition	162,739	150,112	150,112	149,202		
9	1450 Site Improvement	40,000	0	0	0		
10	1460 Dwelling Structures	100,000	402,584	402,584	277,777		
11	1465.1 Dwelling Equipment—Nonexpendable	814,773	689,855	689,855	689,855		
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment	8,300	10,767	10,767	0		
14	1485 Demolition	178,756	58,344	58,344	58,344		
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> Malden Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06PD2501-07 rev.5 Replacement Housing Factor Grant No: Date of CFP:		<b>FFY of Grant: 2007</b> <b>FFY of Grant Approval: 2007</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5 ) <input type="checkbox"/> Final Performance and Evaluation Report					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised<sup>1</sup></b>	<b>Obligated</b>	<b>Expended</b>
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	35,604	0		
21	Amount of line 20 Related to LBP Activities	\$ 1,800,216	\$ 1,800,216	\$ 1,800,216	\$ 1,623,732
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> 		<b>Date 07/01/2010</b>		<b>Signature of Public Housing Director</b>  <b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part II: Supporting Pages			Expires 4/30/2011					
PHA Name: Malden Housing Authority			Grant Type and Number					
			Capital Fund Program Grant No: MA06P022501-07 rev.5 CFPP (Yes/ No): Replacement Housing Factor Grant No:					
			Federal FFY of Grant: 2007					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
AMP 1: Newland St	Operations	1406		48,250	60,540	60,540	48,250	
	Management Improvements	1408						
	Staff training, tech ass't, Res Coord.							
	Administration	1410		26,802	5,000	5,000	5,000	completed
	Fees and Costs	1430		48,249	48,249	48,249	48,249	completed
AMP 2: Suffolk Man	Non-Dwelling Equipment: Sec Hardware	1475		-	12,347	12,347	12,347	completed
	Operations	1406		28,413	28,413	28,413	28,413	completed
	Management Improvements	1408		18,276	22,089	22,089	18,276	completed
	Staff training, tech ass't, Res Coord.							
	Administration	1410		10,152	11,566	11,566	11,566	completed
	Fees and Costs	1430		18,276	18,276	18,276	18,276	completed
	Site Improvement: 504 Parking Upgrades	1450		-	14,442	14,442	14,442	completed
	Dwelling Structures: 504 Exterior Doors	1460		-	21,600	21,600	21,600	completed
	Non-Dwelling Equipment: Sec Hardware	1475		39,173	32,385	32,385	32,385	completed
	Operations	1406		71,882	-			completed
AMP 3: 630 Salem	Management Improvements	1408		39,294	47,712	47,712	39,294	
	Staff training, tech ass't, Res Coord.							
	Administration	1410		21,827	24,985	24,985	24,985	completed
	Fees and Costs	1430		39,294	39,294	39,294	39,294	completed
				32,500	21,446	21,446	21,446	completed

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part II: Supporting Pages		PHA Name: Malden Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P022501-07 rev.5 CFPP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Site Acquisition	1440		40,000	0			
	Site Improvement: 504 Parking Upgrades	1450		-	35,100	35,100	24,150	completed
	Repair & 504 Upgrade Footbridge			100,000	168,234	168,234	131,216	
	Dwelling Structures: 504 Signage	1460		7,800	11,710	11,710	11,710	completed
	Non-Dwelling Structures: 504 Laundry	1470		3,500	6,092	6,092		
	Non-Dwelling Equipment: Sec Hardware	1475		15,208	29,931	29,931	29,931	completed
	Operations	1406		22,663	27,390	27,390	22,663	
	Management Improvements	1408						
	Staff training, tech asst, Res Coord							
	Administration	1410		12,589	14,342	14,342	14,342	completed
	Fees and Costs	1430		22,663	22,663	22,663	22,663	completed
	Site Improvements: 504 Parking upgrades	1450		40,000	37,170	37,170	36,676	
	Dwelling Structures	1460			3,900	3,900		
	504 Unit Accessibility		6 Units					
	Studio Conversion/electrical upgrade			210,000	356,013	356,013	356,013	
	504 Signage Improvements			550,000	-			
	Non-Dwelling Structures	1470		7,800	6,000	6,000	6,000	completed
	504 Upgrades Laundry & Public Baths			4,800	4,675	4,675		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part II: Supporting Pages			Grant Type and Number		Federal FFY of Grant: 2007			
PHA Name: Malden Housing Authority			Capital Fund Program Grant No. MA06P5022501-07 rev.5 CFFP (Yes/No): Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work	
AMP 5: 557 Pleasant	Operations	1406		Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Management Improvements	1408		31,435	37,993	37,993	31,435	completed
	AMP training, tech ass't, Res Coord							
	Administration	1410		17,462	19,894	19,894	19,894	completed
	Fees and Costs	1430		31,435	31,435	31,435	31,435	completed
	Site Improvement: 504 parking upgrade	1450		50,000	57,341	57,341	56,925	completed
	Dwelling Structures: 504 Unit upgrades Ph: 1	1460	9 units	-	9,050	9,050		
AMP 6: 89 Pearl St	Operations	1406		-	283,747	283,747	283,747	
	Management Improvements	1408		20,104	24,298	24,298	20,104	completed
	AMP training, tech assistance, Res Cord							
	Administration	1410		11,168	12,723	12,723	12,723	completed
	Fees and Costs	1430		20,104	20,105	20,105	20,105	completed
	Site Improvement: 504 parking upgrade	1450		40,239	7,366	7,366	7,366	completed
	Non-Dwelling Equipment: Sec Hardware	1475			164,700	164,700	100,811	completed
PHA Wide Activities	Contingency	1502		63,253	0			
				35,604	0			
TOTAL				\$1,800,216	\$1,800,216	\$1,800,216	1,623,732	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**Federal FY of Grant: 2007**

[illegible]

Pages

**MHA FFY'2006 CFP**  
**ANNUAL STATEMENT**



# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:  
Malden Housing Authority

Grant Type and Number  
Capital Fund Program Grant No: MA006PO2250106  
Replacement Housing Factor Grant No:

Federal FY of Grant:  
2006

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☒ Revised Annual Statement (revision no: 2)  
☒ Performance and Evaluation Report for Period Ending: 7/15/08 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
Total Estimated Cost		Total Actual Cost			
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	185,000	185,000	185,000	185,000
4	1410 Administration	245,468	130,000	130,000	130,000
5	1411 Audit	140,000	175,870	175,870	175,870
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	65,500	168,600	168,600	168,600
9	1450 Site Improvement	100,000	258,243	258,243	58,274.40
10	1460 Dwelling Structures	359,130	209,130	209,130	104,154
11	1465.1 Dwelling Equipment—Nonexpendable	68,606	246,402	246,402	246,402
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	520,000			
15	1490 Replacement Reserve		385,459	385,459	385,459
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	75,000	0	0	0
22	Amount of line 21 Related to LBP Activities	1,758,704	1,758,704	1,758,704	1,758,704
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs		125,000	125,000	125,000
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: Malden Housing Authority

Grant Type and Number

Capital Fund Program Grant No.: MA06P02250106  
Replacement Housing Factor Grant No:

Federal FY of Grant:

2006 Plan Revision

Development	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
AMPs 1-6, inc.	Operations	1406	10%	185,000	185,000	185,000	185,000
AMPs 1-6, inc.	Management Improvements	1408	7%	245,468	130,000	130,000	130,000
	Staff Training	1408		40,000	15,000	15,000	15,000
	Project-based transition technical assistance	1408		85,000	50,000	50,000	50,000
	Update PNA/504 Assessment	1408		75,000	40,000	40,000	40,000
	P & P Development for Project-Based Operations	1408		20,000	20,000	20,000	20,000
COCC	Administration	1410	10%	25,468	5,000	5,000	5,000
	Audit	1410		140,000	175,870	175,870	175,870
	CFP Annual Audit and AMCC Audits	1411		140,000	175,870	175,870	175,870
	Fees and Costs	1411		0	0	0	0
	A&E Services	1430	10%	65,500	168,600	168,600	168,600
03 - Salem	Engineering Analysis of Water Penetration	1430		65,500	97,500	97,500	97,500
04 - Mountain	Engineering Analysis of Water Penetration	1430		0	24,500	24,500	24,500
05 - Pleasant	Engineering Analysis of Water Penetration	1430		0	16,450	16,450	16,450
	Site Acquisition	1440	15%	100,000	258,243	258,243	30,150
Agency wide	Purchase centrally located site for new office/warehouse	1440		100,000	20,247	20,247	20,247
03 - Salem	630 Salem parking lot expansion	1440		0	237,996	237,996	38,027
	Site Improvement	1450	12%	359,130	209,130	209,130	104,154
02 - Suffolk	Install site light along center path	1450		9,130	9,130	9,130	9,130
06 - Pearl	Replace asphalt - provide for accessible parking	1450		300,000	0	0	0
03 - Salem	Restore entry bridge	1450		50,000	0	0	0
01 - Newland	Water Service lead abatement and trap replacement	1450		0	200,000	200,000	95,024
	Dwelling Structures	1460	14%	68,606	246,402	246,402	246,402
04 - Mountain	Install GFI in kitchen and baths	1460		11,606	0	0	0
01 - Newland	Install firedoor at each exit	1460		12,000	0	0	0
06 - Pearl	Replace roofs	1460		45,000	38,784	38,784	38,784
	Kitchen Rehab	1460		0	207,618	207,618	207,618
	Non-Dwelling Equipment	1475	22%	520,000	385,459	385,459	385,459
01 - Newland	Security Hardware	1475		130,000	0	0	0
03 - Salem	Security Hardware	1475		130,000	123,396	123,396	123,396
04 - Mountain	Security Hardware	1475		130,000	121,939	121,939	121,939
05 - Pleasant	Security Hardware	1475		130,000	140,124	140,124	140,124
	Contingency	1502		75,000	0	0	0
	TOTAL		100%	\$1,758,704	\$1,758,704	\$1,758,704	\$1,453,759.40

## 2006

2008 Annual Plan Page 3

**ATTACHMENT “E-2”  
TABLE 8.2**

**Capital Fund Program Five-Year Action Plan**

**FFY’2010 – FFY’2014**

**(HUD-50075.2)**

# Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001

## Part I: Summary

PHA Name/Number <b>Malden Housing Authority</b>		Locality: <b>Malden, Middlesex County, MA</b>				
Development Number and Name:		Work Statement for Year 1 <b>FFY 2010</b>	Work Statement for Year 2 <b>FFY 2011</b>	Work Statement for Year 3 <b>FFY 2012</b>	<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No: 1</b> Work Statement for Year 4 <b>FFY 2013</b>	Work Statement for Year 5 <b>FFY 2014</b>
A.	AMP 1: Newland Street AMP 2: Suffolk Manor AMP 3: 630 Salem Street AMP 4: 120 Mountain Ave AMP 5: 557 Pleasant Street AMP6: 89 Pearl Street New Development: Linden					
B.	Physical Improvements Subtotal	<del>500,000</del>	777,952	777,952	777,952	777,952
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment		250,000	250,000	250,000	250,000
E.	Administration					
F.	Other		125,432	125,432	125,432	125,432
G.	Operations					
H.	Demolition		94,000	94,000	94,000	94,000
I.	Development					
J.	Capital Fund Financing - Debt Service		500,000	500,000	500,000	500,000
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total	\$1,747,384	\$1,747,384	\$1,747,384	\$1,747,384	\$1,747,384

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

[illegible]

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011**

[illegible]

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Appendix A	AMP 1 Staff training, tech. assistance, MPD Detail	50,000	AMP 1 Staff training, technical assistance, MPD Detail	50,000
See Appendix A	AMP 2 Resident Coordinator Services	23,961	AMP 2 Resident Coordinator Services	23,961
See Appendix A	Staff training and technical assistance	3,400	Staff training and technical assistance	3,400
See Appendix A	AMP 3 Resident Coordinator Services	51,756	AMP 3 Resident Coordinator Services	51,756
See Appendix A	Staff training, technical assistance, MPD Detail	13,400	Staff training, technical assistance, MPD Detail	13,400
See Appendix A	AMP 4 Resident Coordinator Services	29,712	AMP 4 Resident Coordinator Services	29,712
See Appendix A	Staff training and technical assistance	3,400	Staff training and technical assistance	3,400
See Appendix A	AMP 5 Resident Coordinator Services	41,213	AMP 5 Resident Coordinator Services	41,213
See Appendix A	Staff training and technical assistance	3,400	Staff training and technical assistance	3,400
See Appendix A	AMP 6 Resident Coordinator Services	26,357	AMP 6 Resident Coordinator Services	26,357
See Appendix A	Staff training and technical assistance	3,400	Staff training and technical assistance	3,400
See Appendix A	New Development: Linden Staff training and technical assistance	1	New Development: Linden Staff training and technical assistance	1
See Appendix A	Subtotal of Estimated Cost	\$ 250,000	Subtotal of Estimated Cost	\$ 250,000



Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011

**Part III: Supporting Pages – Management Needs Work Statement(s)**

Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013		Work Statement for Year 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal	AMP 1		AMP 1	
Approved	Staff training, technical assistance, MPD Detail	50,000	Staff training, technical assistance, MPD Detail	50,000
Subtotal	AMP 2		AMP 2	
	Resident Coordinator Services	23,961	Resident Coordinator Services	23,961
	Staff training and technical assistance	3,400	Staff training and technical assistance	3,400
	AMP 3		AMP 3	
	Resident Coordinator Services	51,756	Resident Coordinator Services	51,756
	Staff training, technical assistance, MPD Detail	13,400	Staff training, technical assistance, MPD Detail	13,400
	AMP 4		AMP 4	
	Resident Coordinator Services	29,712	Resident Coordinator Services	29,712
	Staff training and technical assistance	3,400	Staff training and technical assistance	3,400
	AMP 5		AMP 5	
	Resident Coordinator Services	41,213	Resident Coordinator Services	41,213
	Staff training and technical assistance	3,400	Staff training and technical assistance	3,400
	AMP 6		AMP 6	
	Resident Coordinator Services	26,357	Resident Coordinator Services	26,357
	Staff training and technical assistance	3,400	Staff training and technical assistance	3,400
	New Development: Linden		New Development: Linden	
	Staff training and technical assistance	1	Staff training and technical assistance	1
	Subtotal of Estimated Cost	\$ 250,000	Subtotal of Estimated Cost	\$ 250,000

**ATTACHMENT "E-3"**  
**TABLE 8.3**

**Capital Fund Financing Program**  
**(HUD-50075.1)**

**MHA CAPITAL FUND FINANCING PROGRAM**

**TO BE SUBMITTED DURING CURRENT ANNUAL PLAN YEAR**

Term Sheet:

Lender: **Fannie Mae, Build America Bond Holder or Other Issuer**

Anticipated  
Amount Borrowed: **\$7,800,000**

Anticipated  
Interest Rate: **5%**

Repayment Term: **20 Years**

Anticipated  
Annual Repayment: **\$ 500,000**

**See Schedule of Modernization Work Items and Cost Estimates For Same, Attached**

**MALDEN HOUSING AUTHORITY CAPITAL NEEDS FOR CFFP**

			CFP	CFFP	Useful Life	Current Age
Mountain 05	1450	PARKING SIGNAGE - accessible parking spaces located adjacent to the accessible entrances do not have signage that indicate the direction to these entrances.	\$ 3,000		10	New
Mountain 05	1450	DIRECTIONAL SIGNAGE - exterior signage is not available or not in compliance at non-accessible entrances and along walks that provide directions to the accessible routes and entrances.	\$ 5,850		10	New
Mountain 05	1450	PARKING LOT - paving, re-stripping and accessibility compliance. The parking area does not have the minimum number of accessible spaces. Required five, has zero. Respace and repaint parking to include	\$ 260,000		30	New
Mountain 05	1450	VEHICLE DROP OFF - install ramps with drop-offs curbs a minimum of two inches high on all exposed sides of ramp.	\$ 11,500		20	New
Mountain 05	1450	WATER LINES - Reline all horizontal waste lines		\$ 100,000		
Mountain 05	1460	REPAIR BUILDING ENVELOPE - Repair needed to stop water infiltration		\$ 1,000,000	40	
Mountain 05	1460	COMMON SPACE DIRECTIONAL SIGNAGE - interior signage is not placed in standardized, appropriate locations throughout the building. Install signs.	\$ 5,850		10	New
Newland 01	1450	PEDESTRIAN WALKWAYS - replace	\$ 250,000		8	56
Newland 01	1450	PARKING SIGNAGE - accessible parking spaces located adjacent to the accessible entrances do not have signage that indicate the direction to these entrances.	\$ 3,000		10	New
Newland 01	1450	DIRECTIONAL SIGNAGE - exterior signage is not available or not in compliance at non-accessible entrances and along walks that provide directions to the accessible routes and entrances.	\$ 5,850		10	New
Newland 01	1450	PLAYGROUNDS - make playgrounds accessible	\$ 48,750		10	New
Newland 01	1450	PARKING LOT - paving, re-stripping and accessibility compliance. The parking area does not have the minimum number of accessible spaces. Required five, has zero. Respace and repaint parking to include	\$ 377,800		30	56
Newland 01	1450	INTERIOR SIGNAGE - signage is not placed in standardized, appropriate locations throughout the building. Install signs.	\$ 11,500		20	56
Newland 01	1460	DWELLING UNITS - provide for sight/hearing impaired units (5 units)	\$ 22,500		10	New
Newland 01	1460	REPLACE WINDOWS - Second phase of window replacement		\$ 1,500,000		
Newland 01	1460	COMMON SPACE DIRECTIONAL SIGNAGE - interior signage is not placed in standardized, appropriate locations throughout the building. Install signs.	\$ 5,850		10	New
Newland 01	1470	LAUNDRY ACCESSIBILITY - provide features in laundry rooms, such as wash sinks and tables. One of each type must be accessible and comply with applicable UFAS specifications.	\$ 5,600		20	New
Newland 01	1470	ACCESSIBILITY - reinforced grab bars in public bathrooms.	\$ 6,170		40	56
Pearl 09	1450	PARKING SIGNAGE - accessible parking spaces located adjacent to the accessible entrances do not have signage that indicate the direction to these entrances.	\$ 3,000		10	New
Pearl 09	1450	PARKING LOT - paving, re-stripping and accessibility compliance. The parking area does not have the minimum number of accessible spaces. Required five, has zero. Respace and repaint parking to include	\$ 486,475		30	25
Pearl 10	1460	FIRE & SAFETY - replace fire doors	\$ 400,000		20	25
Pearl 09	1450	VEHICLE DROP OFF - install ramps with drop-offs curbs a minimum of two inches high on all exposed sides of ramp.	\$ 11,500		20	25
Pearl 09	1450	WATER LINES - Reline all horizontal waste lines		\$ 100,000		
Pearl 09	1460	REPAIR BUILDING ENVELOPE - Repair needed to stop water infiltration		\$ 1,000,000		
Pearl 09	1460	DIRECTIONAL SIGNAGE - exterior signage is not available or not in compliance at non-accessible entrances and along walks that provide directions to the accessible routes and entrances.	\$ 5,850		10	New
Pearl 09	1460	REPLACE ROOF - Roof is damaged to the extent it allows water infiltration into top floors.		\$ 1,000,000		
Pearl 09	1460	COMMON SPACE DIRECTIONAL SIGNAGE - interior signage is not placed in standardized, appropriate locations throughout the building. Install signs.	\$ 5,850		10	New
Pleasant 06	1450	PARKING SIGNAGE - accessible parking spaces located adjacent to the accessible entrances do not have signage that indicate the direction to these entrances.	\$ 5,000		30	34
Pleasant 06	1450	DIRECTIONAL SIGNAGE - exterior signage is not available or not in compliance at non-accessible entrances and along walks that provide directions to the accessible routes and entrances.	\$ 5,850		10	New
Pleasant 06	1450	PARKING LOT - paving, re-stripping and accessibility compliance. The parking area does not have the minimum number of accessible spaces. Required five, has zero. Respace and repaint parking to include	\$ 300,000		30	34
Pleasant 06	1450	COMMON SPACE DIRECTIONAL SIGNAGE - interior signage is not placed in standardized, appropriate locations throughout the building. Install signs.	\$ 5,850		10	New
Pleasant 06	1450	VEHICLE DROP OFF - install ramps with drop-offs curbs a minimum of two inches high on all exposed sides of ramp.	\$ 11,500		20	34
Pleasant 06	1450	WATER LINES - Reline all horizontal waste lines		\$ 100,000		
Pleasant 07	1461	FIRE & SAFETY - replace fire doors	\$ 30,000		20	34
Pleasant 06	1460	EMERGENCY POWER - Install system	\$ 80,000		40	New
Pleasant 06	1460	REPAIR BUILDING ENVELOPE - Repair needed to stop water infiltration		\$ 1,000,000		
Pleasant 06	1465	ELEVATOR - relocate braille floor designation to 45' max reach	\$ 3,000		20	34
Pleasant 06	1465	ELEVATOR - install no-skid flooring in elevators	\$ 9,750		20	34
Pleasant 06	1470	PUBLIC SPACE - build ramp to TV room	\$ 10,247		20	34
Pleasant 06	1470	LAUNDRY ACCESSIBILITY - provide features in laundry rooms, such as wash sinks and tables. One of each type must be accessible and comply with applicable UFAS specifications.	\$ 5,600		10	New
Pleasant 06	1470	PUBLIC SPACE - reinforced grab bars in public bathrooms.	\$ 6,170		40	34
Salem 03	1440	PARKING LOT - provide adequate number of accessible spaces - 630 Salem parking lot expansion property purchase	\$ 150,000			New
Salem 03	1450	VEHICLE DROP OFF - install ramps with drop-offs curbs a minimum of two inches high on all exposed sides of ramp.	\$ 11,500		20	35
Salem 03	1450	PARKING SIGNAGE - install international symbols of accessibility to designate the reserved parking spaces that are clearly visible at the entrance to the parking area.	\$ 5,000		10	New
Salem 03	1450	PARKING LOT - paving, re-stripping and accessibility compliance. The parking area does not have the minimum number of accessible spaces. Required five, has zero. Respace and repaint parking to include	\$ 507,880		30	35
Salem 03	1450	PARKING SIGNAGE - accessible parking spaces located adjacent to the accessible entrances do not have signage that indicate the direction to these entrances.	\$ 5,000		10	New
Salem 03	1450	DIRECTIONAL SIGNAGE - exterior signage is not available or not in compliance at non-accessible entrances and along walks that provide directions to the accessible routes and entrances.	\$ 17,550		10	New
Salem 03	1450	HANDRAILS - ACCESSIBILITY AND SAFETY - remove/replace galvanized handrails throughout site	\$ 60,193		15	35
Salem 03	1450	WATER LINES - Reline all horizontal waste lines		\$ 100,000		

Salem 03	1460	COMMON SPACE DIRECTIONAL SIGNAGE - interior signage is not placed in standardized, appropriate locations throughout the building. Install signs.	\$ 6,000		10	New
Salem 03	1460	DWELLING UNITS - provide for sight/hearing impaired units (4 units)	\$ 18,000		10	35
Salem 03	1460	DWELLING UNITS - install wood blocking at grab bars	\$ 55,042		40	New
Salem 03	1460	SAFETY - install emergency exit signs	\$ 4,000		10	New
Salem 03	1460	SAFETY - install audio visual alarms	\$ 46,900		25	New
Salem 03	1460	REPLACE ROOF - Roof is damaged to the extent it allows water infiltration into top floors.		\$ 900,000		
Salem 03	1460	REPAIR BUILDING ENVELOPE - Repair needed to stop water infiltration		\$ 1,000,000		
Salem 03	1470	LAUNDRY ACCESSIBILITY - provide features in laundry rooms, such as wash sinks and tables. One of each type must be accessible and comply with applicable UFAS specifications.	\$ 8,000		10	New
Salem 03	1470	PUBLIC SPACE - reinforced grab bars in public bathrooms.	\$ 6,170		40	New
Suffolk 02	1450	DIRECTIONAL SIGNAGE - exterior signage is not available or not in compliance at non-accessible entrances and along walks that provide directions to the accessible routes and entrances.	\$ 10,530		10	44
Suffolk 02	1450	PARKING SIGNAGE - install international symbols of accessibility to designate the reserved parking spaces that are clearly visible at the entrance to the parking area.	\$ 10,530		10	44
Suffolk 02	1450	SITE LIGHTING - install site light along center path	\$ 60,000		20	44
Suffolk 02	1450	PARKING LOT - paving, re-striping and accessibility compliance. The parking area does not have the minimum number of accessible spaces. Required five, has zero. Respace and repaint parking to include	\$ 312,805		30	44
Suffolk 02	1450	VEHICLE DROP OFF - install ramps with drop-offs curbs a minimum of two inches high on all exposed sides of ramp.	\$ 11,500		20	44
Suffolk 02	1460	COMMON SPACE DIRECTIONAL SIGNAGE - interior signage is not placed in standardized, appropriate locations throughout the building. Install signs.	\$ 15,000		10	New
Suffolk 02	1460	APPLIANCES - replace refrigerators	\$ 60,000		7	
Suffolk 02	1460	DWELLING UNITS - replace all door hardware (entry and interior) with lever handles.	\$ 70,200		5	44
Suffolk 02	1470	ACCESSIBILITY - install accessible mailboxes	\$ 48,750		25	44
Suffolk 02	1470	SAFETY - ACCESSIBILITY - install audio visual alarms	\$ 35,100		25	44
Suffolk 02	1470	ACCESSIBILITY - make all public space accessible	\$ 200,000		40	New
Suffolk 02	1470	LAUNDRY ACCESSIBILITY - provide features in laundry rooms, such as wash sinks and tables. One of each type must be accessible and comply with applicable UFAS specifications.	\$ 8,000		10	New
Suffolk 02	1470	PUBLIC SPACE - reinforced grab bars in public bathrooms.	\$ 6,170		40	New
			\$ 4,158,683	\$ 7,800,000		
CFFP finance costs/debt service				\$ 500,000		
CFFP amount to be financed				\$ 7,800,000		

**ATTACHMENT "F"**  
**TABLE 9.0**

**HOUSING NEEDS**

**1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

**A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Suppl-y	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3013	5	2	4	3	1	1
Income >30% but <=50% of AMI	1088	5	2	4	3	1	1
Income >50% but <80% of AMI	152	5	3	4	3	1	1
Elderly	1629	5	2	4	4	1	3
Families with Disabilities	2349	5	5	5	5	3	2
Black	685	N/A	N/A	N/A	N/A	N/A	N/A
Asian	748	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	792	N/A	N/A	N/A	N/A	N/A	N/A
White	2783	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction: North Suburban Consortium 5 Year Consolidated Plan and 2009-2010 Action Plan  
☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

**B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists**

<b>Housing Needs of Families on the Public Housing Mixed Population Wait List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing: <b>Mixed Population Developments (5): AMPs No. 2, 3, 4, 5, 6</b>			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	557		100
Extremely low income <=30% AMI	451	82	
Very low income (>30% but <=50% AMI)	72	12	
Low income (>50% but <80% AMI)	34	6	
Families with children	0	0	
Elderly families	209	37	
Families with Disabilities	348	62	
Race - White	304	54	
Race - Hispanic	9	1	
Race - Black	79	14	
Race - Nat. Amer.	2	<1	
Race - Asian	163	29	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	557	100	
2 BR	0	0	
3 BR	0	0	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
<b>HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No			
<input type="checkbox"/> Yes			

Housing Needs of Families on the Public Housing General Occupancy Wait List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing: <b>General Occupancy (Family) Development: AMP No. 1</b> <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2625		18
Extremely low income <=30% AMI	2279	86	
Very low income (>30% but <=50% AMI)	331	12	
Low income (>50% but <80% AMI)	15	<1	
Families with children	2285	87	
Elderly families	111	4	
Families with Disabilities	229	8	
Race - White	1546	58	
Race - Black	294	11	
Race - Nat. Amer.	3	<1	
Race - Asian	782	29	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	199	7	
2 BR	1733	66	
3 BR	593	22	
4 BR	99	3	
5 BR	1	<1	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How LONG HAS IT BEEN CLOSED (# OF MONTHS)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the MassNAHRO Centralized Section 8 HCV Wait List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance: <b>MassNAHRO Centralized HCV Waiting List</b> <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	MN # of families/ Current MHA sort	% of total families	Annual Turnover
Waiting list total	109,036 : 1,800		Approx. 53
Extremely low income <=30% AMI	104,829 : 1,728	96.14 : 96	
Very low income (>30% but <=50% AMI)	4,538 : 71	4.16 : 3.94	
Low income (>50% but <80% AMI)	258 : 1	0.24 : 0.06	
Families with children	38,757 : 639	35.55 : 35.5	
Elderly families	6,421 : 74	5.89 : 4.1	
Families with Disabilities	35,751 : 621	32.79 : 34.5	
Race - White	48,132 : 723	44.14 : 40.17	
Race - Black	20,819 : 313	19.09 : 17.38	
Race - Pacific Islander	371 : 1	0.34 : 0.06	
Race - Nat. Amer.	1,810 : 6	1.66 : 0.34	
Race - Hispanic	39,672 : 437	36.38 : 24.28	
Race - Asian	3,253 : 212	2.98 : 11.78	
Note 1: AMI based on Eastern Worcester County area (highest in state) Note 2: Elderly families = those applicants that checked box on list of preferences Note 3: Disabled families = those applicants that checked box on list of preferences Note 4: Racial statistics: some applicants check several boxes; some applicants check none			
Characteristics by Bedroom Size (Public Housing Only)	MassNAHRO does not collect this data.		
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: <b>HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?</b> Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			



Housing Needs of Families on the Cross Street Family Project-Based Wait List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance: <b>Cross Street Family Project-Based Wait List</b> <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	23		3
Extremely low income <=30% AMI	23	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	22	95.65	
Elderly families	0	0	
Families with Disabilities	1	4.35	
Race- White	12	52.17	
Race - Black	9	39.13	
Race - Hispanic	1	4.35	
Race - Asian	1	4.35	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0	
2 BR	12	52.17	
3 BR	10	43.48	
4 BR	1	4.35	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How LONG HAS IT BEEN CLOSED (# OF MONTHS)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

**ATTACHMENT "F-2"**  
**TABLE 9.1**

**STRATEGY FOR ADDRESSING HOUSING NEEDS**

**C. Strategy for Addressing Needs**

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required: the MHA will attempt to federalize its state public housing program units, particularly the MHA's 220 unit Linden state family development, in order to maintain affordability for occupant families
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance: utilize ARRA formula stimulus funding to Federalize MHA state public housing program units
- ☒ Other: (list below)

To the extent permitted by current regulation, or as expanded pursuant to HUD sponsored leveraging programs during the Plan year, leverage public housing operating, capital and reserve funding and Section 8 Voucher assistance to assist in the creation and development of new or expanded public and/or affordable housing opportunities.

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☒ Other: (list below)
- Administer admissions preferences that support and encourage work.

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☐ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- ☐ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☐ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints: especially the lack of funding available from the Commonwealth of Massachusetts to maintain quality and affordability of state assisted public housing program units
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

**ATTACHMENT “G”  
TABLE 10.0**

**ADDITIONAL INFORMATION**

**(a) Progress in Meeting Mission and Goals:**

The Malden Housing Authority (“MHA”) has prepared this Five-Year and Annual Plan as required by Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), with particular emphasis placed on implementing HUD’s Asset Based Management Model and continuing to transition to site based budgeting, accounting and management systems as proficiently as possible.

*The MHA has worked with HUD, DHCD, federal, state and local officials, governmental and non-profit agencies in the City of Malden, and a myriad of consultants in order to determine the MHA’s future administrative direction; to assess the present physical condition of the MHA’s public housing inventory; to contemplate the creation, acquisition, absorption and/or conversion of properties by the MHA, inclusive of units assisted under the MHA’s existing State Public Housing Program; and to formulate a flexible and fungible capital plan allowing for the continuing modernization and improvement of existing MHA developments. Local housing and supportive service providers were also consulted in order to perform an assessment of local housing needs.*

The MHA has helped to create a heightened sense of safety and security in its developments by actively participating in community policing programs and crime reporting agreements with the Malden Police Department (“MPD”). As an example of this continuing commitment to make each development safer and more secure, the MHA has been working closely and cooperatively with MPD’s Elderly Affairs Officer, who has made himself visible and available to MHA’s tenants in order to address and mitigate issues and concerns relating to security.

With the assistance of annual capital funding grants from HUD, the MHA continues to implement a needs assessment based physical improvements program that has greatly benefited residents of all MHA administered developments. Additionally, the MHA has continued efforts both to improve management procedures in order to achieve greater customer satisfaction for tenants, and to upgrade technology which allows the MHA to increase operational efficiencies at the same time.

The MHA will work with the City of Malden, the Malden Redevelopment Authority and other qualified providers to the fullest extent fiscally feasible in attempts to create and administer both a Section 32 Public Housing Homeownership Program, a Section 8 Voucher Homeownership Program, and to Project-Base up to twenty (20%) percent of the MHA’s Section 8 Housing Choice Voucher Program’s baseline, and as the same may be increased by future award, in order to create additional local affordable and accessible housing opportunities.

Finally, the MHA’s Resident Advisory Board (RAB), other MHA residents and the community at large played a critical role in the development of the annual and 5 year plan, which are intended to form the “blue print” or template for MHA operations for the foreseeable future.

The MHA continues to fulfill its mission by working with community groups and the City of Malden in order to improve the number and availability of safe, sanitary and affordable housing opportunities for eligible families, the elderly and the disabled.

The MHA is participating in a Centralized Waiting List Program administered by Massachusetts NAHRO. The standardized internet based application allows eligible applicants to apply to any of the participating PHA’s and additionally be entered on each member PHA’s waiting list. This greatly increases the availability of affordable housing opportunities for eligible families both in the City of Malden and throughout the Commonwealth of Massachusetts.

**(b) Significant Amendment and Substantial Deviation/Modification:**

The Malden Housing Authority defines a Substantial Deviation, Significant Amendment or Modification to the Five year and Annual PHA Plan as:

*“Discretionary revisions of MHA plans and/or policies that fundamentally change the MHA’s mission, goals, objectives, or programs, and which require formal approval of the Board of Commissioners. Any revisions to the MHA’s plans and/ or policies that are adopted or implemented pursuant to Presidential Executive Order, Congressional appropriations, legislation or initiatives, or revisions in HUD public and assisted housing program administration, funding or changes in HUD regulations will not be considered significant amendments requiring formal approval by the MHA Board of Commissioners.*

**ATTACHMENT “H”  
TABLE 11.0**

**REQUIRED SUBMISSION  
OF  
PHA PLAN CERTIFICATIONS  
FOR HUD FIELD OFFICE REVIEW**

**ALL PHA PLAN REQUIRED CERTIFICATIONS FOLLOW  
(unless otherwise indicated)**

- (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations**
- (b) Form HUD-50077-CR, Civil Rights Certification**
- (c) Form HUD-50077-SL, Certification of Consistency with Consolidated Plan**
- (d) Form HUD-50070, Certification for a Drug-Free Workplace**
- (e) Form HUD-50071, Certification of Payment to Influence Federal Transactions**
- (f) Form SF-LLL, Disclosure of Lobbying Activities**
- (g) Form SF-LLL-A, Disclosure of Lobbying Activities (Continuation Sheet): N/A**
- (h) Resident Advisory Board Comments, etc.: SEE ATTACHMENT “I”**
- (i) Challenged elements: NONE**
- (j) Capital Fund Program Annual Statement/Performance and Evaluation Report Form HUD-50075.1:  
See Attachment “E-1” Included Herein**
- (I) Capital Fund Program Five-Year Action Plan Form HUD-50075.2:  
See Attachment “E-2” included Herein**

<b>PHA Certifications of Compliance with PHA Plans and Related Regulations</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011</b>
--	---

---

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ☒ 5-Year and/or ☒ Annual PHA Plan for the PHA fiscal year beginning ~~10/01/2010~~, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Malden Housing Authority  
PHA Name

MA 022  
PHA Number/HA Code

☒ 5-Year PHA Plan for Fiscal Years 2010 - 2014

☒ Annual PHA Plan for Fiscal Years 2010 - 2011

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Barbara A. Purcell	MHA Board Chairperson
Signature	Date
<u>Barbara A. Purcell</u>	July 9, 2010

**Civil Rights Certification**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**Civil Rights Certification****Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Malden Housing Authority

MA022

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official	Barbara A. Purcell
Title	MHA Board Chairperson
Signature	<i>Barbara A. Purcell</i>
Date	07/09/2010



**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, Richard C. Howard the Mayor of the City of Malden, MA certify that the Five Year and  
Annual PHA Plan of the Malden Housing Authority is consistent with the Consolidated Plan of  
The North Suburban Consortium prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

Malden Housing Authority

Program/Activity Receiving Federal Grant Funding

Public and Indian Housing; Public Housing Capital Fund; and Section 8 Housing Choice Voucher

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

ALL MHA WORK ADDRESSES ARE LOCATED IN MALDEN, MIDDLESEX COUNTY, MASSACHUSETTS 02148:

Public Housing and Capital Fund:

630 Salem Street - 275 Newland Street

120 Mountain Ave - 90 Plainfield Ave (Linden)

557 Pleasant Street -

312 Bryant Street (Suffolk Manor)

Public Housing, Capital Fund and Section 8 HCV:

89 Pearl Street

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Stephen G. Finn

Title

Executive Director

Signature

X 

Date

July 9, 2010

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Applicant Name

Malden Housing Authority

Program/Activity Receiving Federal Grant Funding

Public and Indian Housing; Public Housing Capital Fund; and Section 8 Housing Choice Voucher

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

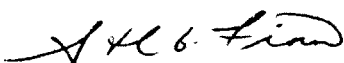
Name of Authorized Official

Stephen G. Finn

Title

Executive Director

Signature



Date (mm/dd/yyyy)

07/09/2010

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: <i>Malden Housing Authority</i> <i>630 Salem Street</i> <i>Malden, MA 02148</i> <b>Congressional District, if known:</b> 7th Mass	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  N/A  <b>Congressional District, if known:</b>	
<b>6. Federal Department/Agency:</b> U.S. Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b> Public Housing Capital Fund <b>CFDA Number, if applicable:</b> 14.872	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  N/A	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  N/A	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	<b>Signature:</b> <i>Stephen G. Finn</i> <b>Print Name:</b> Stephen G. Finn <b>Title:</b> Executive Director <b>Telephone No.:</b> 781-322-3150 <b>Date:</b> 07/09/2010	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input checked="checked" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: <i>Malden Housing Authority</i> <i>635 Salem Street</i> <i>Malden, MA 02148</i> Congressional District, if known: 7th Mass	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  N/A Congressional District, if known:	
<b>6. Federal Department/Agency:</b> U.S. Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b> Public and Indian Housing CFDA Number, if applicable: 14.850	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  N/A	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  N/A	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u><i>Stephen G. Finn</i></u> Print Name: <u>Stephen G. Finn</u> Title: <u>Executive Director</u> Telephone No.: <u>781-322-3150</u> Date: <u>07/09/2010</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____	
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: <i>Malden Housing Authority</i> <i>630 Salem Street</i> <i>Malden, MA 02148</i> Congressional District, if known: 7th Mass			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  N/A  Congressional District, if known:		
<b>6. Federal Department/Agency:</b> U.S. Department of Housing and Urban Development			<b>7. Federal Program Name/Description:</b> Section 8 Housing Choice Voucher CFDA Number, if applicable: 14.871		
<b>8. Federal Action Number, if known:</b>			<b>9. Award Amount, if known:</b> \$		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  N/A			<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  N/A		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u><i>Stephen G. Finn</i></u> Print Name: <u>Stephen G. Finn</u> Title: <u>Executive Director</u> Telephone No.: <u>781-322-3150</u> Date: <u>07/09/2010</u>		
<b>Federal Use Only:</b>				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

**ATTACHMENT "I"**  
**RESIDENT COMMISSIONER**  
**AND**  
**RESIDENT ADVISORY BOARD**  
**INFORMATION**

**MHA RESIDENT BOARD MEMBER**

The Malden Housing Authority has a federal housing development resident serving as a member of its Board of Commissioners.

That Director's name is Mr. **William B. Enwright**, who is a resident of 37 Sammet Street (MA022000002P) Malden, Massachusetts 02148.

Following a thorough review of all resident names submitted by resident councils/clubs, other city officials and other interested parties, Malden Mayor Richard C. Howard appointed Mr. Enwright to the Board on March 16, 2004. Mr. Enwright's current term will expire on May 1, 2013.

**MEMBERSHIP OF THE MHA RESIDENT ADVISORY BOARD**

<b>NAME:</b>	<b>ADDRESS:</b> <b>(All Malden, MA 02148)</b>	<b>AMP #</b>
Jayne Goldberg,	557 Pleasant #523	AMP 5
Peggy Becker	557 Pleasant #313	AMP 5
Brenda Keniston	220 Newland St.	AMP 1
Beverly McCarthy	224 Sammett St.	AMP 1
George Bayers,	630 Salem St. #912	AMP 3
Lois Tamagna	630 Salem St. #206	AMP 3
Carol Morse	630 Salem St. #318	AMP 3
AL.V. Russo,	320A Bryant St.	AMP 2
Irving Greenblatt,	310A Bryant St.	AMP 2
Joanne Reposa	38A Sammett St.	AMP 2
Patty Colleran	120 Mt. Ave	AMP 4
Deb Schena	120 Mt. Ave	AMP 4

**RESIDENT ADVISORY BOARD PHA PLAN COMMENTS**

Comments made by RAB members at the MHA's Annual PHA Plan RAB meeting held on May 13, 2010 at 12:00 P.M. in the library of the MHA's 630 Salem Street development addressed the modernization status and condition of all MHA federal developments, in addition to operational issues concerning daily administration. There were no comments from the RAB addressing the current Agency Plan other than those concerning capital projects which have been included as work items in the 2010 Capital Fund Grant Program Annual Statement contained herein.

## **ATTACHMENT "J"**

### **Violence Against Women Act of 2005 (VAWA) Statement**

The Violence Against Women Act (VAWA) of 2005, requires the MHA to describe any goals, objectives, policies or programs that will enable the MHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking. (Sec. 603).

The MHA supports the goals of the VAWA and will comply with its requirements.

The MHA will continue to administer its housing programs in ways that support and protect residents (including Section 8 Housing Choice Voucher program participants) and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking.

The MHA has informed its public housing residents, Section 8 Program participants and Section 8 Owner/Landlord's of their rights, responsibilities and obligations under VAWA. The MHA informs Applicant Families of their rights, responsibilities and obligations under VAWA.

The MHA will not take any adverse action against a resident/participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. "Adverse action" in this context includes denial or termination of housing assistance.

The MHA will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other residents.

The MHA has implemented policies and procedures to meet the requirements of the VAWA.



## ATTACHMENT "K"

### Property Management Fee Phase-in

In accordance with PIH Notice 2007-9, issued April 10, 2007, the Malden Housing Authority (MHA) elects to phase-in its management fees through 2011. Currently, the overhead charged to the public housing program is \$84.95 PUM, based on most recent financial statements (FYE 2009). The currently allowable management fees for the MHA are as follows:

HUD Safe Harbor Management Fees -- \$67.45 PUM (HUD 2010 PH Management Fee Table effective 1/1/2010)  
Bookkeeping Fee -- \$7.50 PUM  
Asset Management Fee -- \$10.00 PUM  
Total -- \$84.95 PUM

As there is no difference between current overhead costs and the allowable fee schedules. The MHA will no longer phase-in its property Management Fee.

**Property Management Fees**

These fees are retroactive to January 1, 2010.

HUD will consider as reasonable any phase-in schedule of management fees that meets the following:

- 1 20% progress towards meeting the fee schedules in Year 2,
- 2 40% progress in meeting the fee schedules in Year 3, and
- 3 Full compliance by Year 4.

**Schedule of Phased-in Management Fees for NBHA**

2008 (Initial Year)	2009 (Year 2)	2010 (Year 3)	2011 (Year 4)
\$80.00	\$80.25	\$84.95	\$??

**CAVEAT: Although this schedule is being submitted to HUD with the MHA's Annual Plan pursuant to HUD's determination of a reasonable safe harbor, the MHA intends to request an increase in fees that will exceed the safe harbor amounts in the near future, perhaps during the current Plan year. This request will be made as soon as HUD defines the "appropriate supporting documentation" is required to approve an increase in fees.**

## HUD Releases 2010 Public Housing Management Fee Table

The Financial Management Division (FMD) has released the Calendar Year 2010 80<sup>th</sup> percentile management fees for public housing. **Table 1** represents the 80<sup>th</sup> percentile of management fee paid in HUD's multifamily housing programs based on the most recently filed (2008) Annual Financial Statements (AFS). Nationally, the 80<sup>th</sup> percentile management fee increased 1.52 percent, from \$53.32 per unit month (PUM) to \$54.14 PUM.

In accordance with PIH Notice 2007-9, PHAs may use the amounts from this table to establish the "reasonable" fee charged to each project. In some field offices, the fee dropped from the 2009 schedule. These field offices are identified in Note 2 of Table 1. However, Table 1 has been adjusted to reflect the higher of the 2009 or 2010 fee schedules.

As a reminder, the amounts in the fee table have already been adjusted for occupancy. In other words, the amounts published represent fees paid for each occupied unit/allowable vacancy.

Small PHAs that elect to implement asset management without a Central Office Cost Center (COCC) are governed by "reasonable" total administrative costs<sup>1</sup>. **Table 2** represents the 80<sup>th</sup> percentile of administrative costs incurred in HUD's multifamily housing programs based on the 2008 AFS. In some field offices, the administrative costs dropped from the 2009 schedule. These field offices are identified in Note 1 of Table 2. However, Table 2 has been adjusted to reflect the higher of the 2009 or 2010 cost schedules.

These fee tables are effective from January 1, 2010.

---

<sup>1</sup> Section 9.2, *Changes in Financial Management and Reporting for Public Housing Agencies Under the New Operating Fund Rule (24 CFR Part 990)*; *Supplement to HUD Handbook 7475.1 REV., CHG-1, Financial Management Handbook*

**TABLE 1: 2010 Schedule of 80th Percentile of Property Management Fees in FHA Housing by Field Office, for Unlimited Dividend, Limited Dividend and Non-Profit Ownership Types (Effective 1/1/2010)**

Field Office	Property Management Fee (PUM)	Field Office	Property Management Fee (PUM)
Albuquerque	\$45.69	Little Rock	\$45.89
Anchorage	\$62.16	Los Angeles	\$66.08
Atlanta	\$52.06	Louisville	\$48.62
Baltimore	\$54.49	Manchester	\$54.95
Birmingham	\$49.97	Miami	\$55.69
Boston	\$67.45	Milwaukee	\$47.95
Buffalo	\$55.00	Minneapolis	\$54.77
Caribbean	\$48.52	Nashville	\$44.60
Charleston	\$46.41	New Orleans	\$44.29
Chicago	\$59.09	New York	\$59.98
Cincinnati	\$49.02	Newark	\$66.23
Cleveland	\$47.75	Oklahoma City	\$42.03
Columbia	\$49.95	Omaha	\$43.51
Columbus	\$51.16	Philadelphia	\$50.71
Denver	\$53.72	Phoenix	\$47.89
Des Moines	\$43.67	Pittsburgh	\$58.10
Detroit	\$46.44	Portland	\$44.67
Fort Worth	\$48.82	Providence	\$69.79
Grand Rapids	\$48.80	Richmond	\$54.78
Greensboro	\$50.29	Sacramento	\$54.23
Hartford	\$64.55	San Antonio	\$45.67
Honolulu	\$58.01	San Diego	\$51.67
Houston	\$40.68	San Francisco	\$65.07
Indianapolis	\$53.32	Seattle	\$42.95
Jackson	\$50.39	Shreveport	\$39.32
Jacksonville	\$56.75	St. Louis	\$41.18
Kansas City	\$42.46	Tampa	\$53.81
Knoxville	\$42.08	Tulsa	\$44.02
Las Vegas	\$51.06	Washington, DC	\$63.52

**Notes:**

1. The above fees have been adjusted to reflect the average vacancy loss for each market, i.e., the rates shown reflect the fees paid for occupied units.

2. In the field offices where the fee dropped from the 2009 schedule, the schedule has been adjusted to reflect the higher of the 2009 or 2010 fee. Using the 2010 schedule, the management fee for these field offices would have been as follows: Albuquerque (\$44.74), Anchorage (\$55.20), Atlanta (\$50.46), Caribbean (\$46.87), Chicago (\$58.14), Cincinnati (\$48.05), Cleveland (\$47.69), Columbia (\$49.04), Columbus (\$50.98), Denver (\$53.13), Detroit (\$43.11), Fort Worth (\$47.20), Greensboro (\$49.20), Houston (\$40.53), Indianapolis (\$52.99), Manchester (\$54.61), Milwaukee (\$46.83), Nashville (\$43.48), Newark (\$64.78), Oklahoma City (\$39.38), Pittsburgh (\$57.16), Portland (\$44.29), Providence (\$69.59), Sacramento (\$54.20), Shreveport (\$39.2), St. Louis (\$41.12), Tulsa (\$43.65).

<b>TABLE 2: 2010 Schedule of 80th Percentile Administrative Costs in FHA Housing by Field Office for Unlimited Dividend, Limited Dividend and Non-Profit Ownership Types (Effective 1/1/2010)</b>			
<b>Field Office</b>	<b>Admin. Fee Range (PUM)</b>	<b>Field Office</b>	<b>Admin. Fee Range (PUM)</b>
Albuquerque	\$148.10	Little Rock	\$130.91
Anchorage	\$228.37	Los Angeles	\$194.38
Atlanta	\$152.69	Louisville	\$147.03
Baltimore	\$174.13	Manchester	\$185.03
Birmingham	\$133.23	Miami	\$154.67
Boston	\$226.50	Milwaukee	\$149.52
Buffalo	\$175.87	Minneapolis	\$158.88
Caribbean	\$163.23	Nashville	\$133.94
Charleston	\$139.75	New Orleans	\$155.30
Chicago	\$203.84	New York	\$206.70
Cincinnati	\$141.56	Newark	\$200.76
Cleveland	\$147.67	Oklahoma City	\$139.89
Columbia	\$148.32	Omaha	\$136.61
Columbus	\$151.29	Philadelphia	\$179.22
Denver	\$155.19	Phoenix	\$172.44
Des Moines	\$114.14	Pittsburgh	\$157.12
Detroit	\$160.14	Portland	\$159.54
Fort Worth	\$144.95	Providence	\$213.93
Grand Rapids	\$168.20	Richmond	\$157.41
Greensboro	\$128.09	Sacramento	\$186.35
Hartford	\$206.05	San Antonio	\$141.88
Honolulu	\$191.73	San Diego	\$169.07
Houston	\$156.39	San Francisco	\$243.93
Indianapolis	\$132.52	Seattle	\$163.67
Jackson	\$135.98	Shreveport	\$162.76
Jacksonville	\$162.00	St. Louis	\$143.41
Kansas City	\$120.69	Tampa	\$169.90
Knoxville	\$108.11	Tulsa	\$137.49
Las Vegas	\$134.99	Washington, DC	\$205.72

**Notes:**

1. In the field offices where the fee dropped from the 2009 schedule, the schedule has been adjusted to reflect the higher of the 2009 or 2010 fee. Using the 2010 schedule, the administrative costs for these field offices would have been as follows: Albuquerque (\$147.15), Anchorage (\$169.47), Cincinnati (\$135.61), Greensboro (\$127.52), Las Vegas (\$134.62), Portland (\$156.44), Sacramento (\$185.19), San Diego (\$166.60), and Tulsa (\$124.04).

2. The amounts included in the above table are based on the 80<sup>th</sup> percentile administrative costs for all non-profit, limited dividend and unlimited dividend FHA properties, by field office, excluding such programs as cooperatives and nursing homes. This information is based on 2008 Annual Financial Statements (the most recent available data) and includes the following line items: 6203-Conventions and Meetings, 6204-Management Consultants, 6210-Advertising and Marketing, 6235-Apartment Resale Expense (Coops), 6250-Other Renting Expenses, 6310-Office Salaries, 6311-Office Expenses, 6312-Office or Model Rent, 6320-Management Fee, 6330-Manager or Superintendent Salaries, 6331-Administrative Rent Free Unit, 6340-Legal Expense-Project, 6351-Bookkeeping Fees/Accounting Services, 6390-Miscellaneous Administrative Expenses, 6711-Payroll Taxes (Administrative Share), and 6723-Health Insurance and Other Employee Benefits (Administrative Share). HUD will review and update this table as needed.

## ATTACHMENT "L"

### MHA ENERGY AUDIT STATEMENT

**The MHA is in the process of contracting for a Grade 1 Energy Audit of all facilities to be performed by an Energy Service Company pursuant to an award under an Energy Performance Contract Request For Proposals to issue this Federal Fiscal Year.**

The MHA's most recent such Audit occurred in FY '2006, when the MHA completed and filed with the HUD Local Field Office in Boston, Massachusetts, its required 5 Year PHA Energy Audit. The MHA's energy consultant, Perrigrine White of LCI Energy, conducted a Grade A Energy Audit of each of the MHA's 6 federal developments, inclusive of all scattered site units. In completing this audit, Mr. White studied and investigated the MHA's energy infrastructure and analyzed MHA water and energy bills and other relevant data in order to establish both frozen and rolling utility baselines that can be certified to HUD, and from which the MHA intends to generate new temporary revenues through the recapture of savings resulting from the conversion of a 172 unit, all-electric development to gas, the implementation of a comprehensive energy conservation program, utility rate negotiations and the acquisition and application of new power generating technologies (Cogeneration) through the procurement of an energy performance contract (EPC) with a qualified and nationally recognized energy services company ("ESCO").

Most of the projected energy savings will come from the installation of 1.6 gallon (or less) flush toilets, low flow showerheads and faucets, and other water savings devices, as well as better conservation practices for all 987 federal public housing units and all community restrooms and kitchens. The MHA intends to replace 2 roofs, repair and replace building envelopes and windows, and install a myriad of new technologies, possibly including 60 kw cogeneration units at multiple MHA developments.

The MHA will also seek energy saving opportunities and the acquisition of new and more efficient technologies through various stimulus and other federal, state and local grant and/or incentive programs as same become available.

**ATTACHMENT “M”**

**Revision of MHA Section 8 Centralized Wait List Administration/MassNAHRO**

## Centralized Waiting List

As of September 1, 2009, there are 81 housing authorities using the Centralized Waiting List. Of those, there are only 4 or 5 who ‘weigh’ their preferences or assign a point system to the preferences they use in applicant selection. The other 75 participating authorities either:

- give ONLY a preference to local residents, OR
- give preference to local residents AND use one or more of the other preferences and weigh them equally (i.e. an applicant with any or all preferences gets the same priority)

The Centralized Waiting List sorts the list according to the preferences a housing authority selects, but they are weighed equally.

## Malden Housing Authority

According to its Administrative Plan, and after administering adopted “Super Preferences” outside of the Centralized Wait List, Malden Housing Authority uses the following selection criteria and hierarchy of priorities:

1. **MALDEN RESIDENT, VETERAN, WORKING/DISABLED/ELDERLY**
2. **MALDEN RESIDENT, VETERAN**
3. **MALDEN RESIDENT, WORKING/DISABLED/ELDERLY**
4. **MALDEN RESIDENT**

For purposes of ranking the applicants, the following points are assigned to the four Malden preference combinations:

<b>MALDEN RESIDENT, VETERAN, WORKING/DISABLED/ELDERLY</b>	<b>= 7 points</b>
<b>MALDEN RESIDENT, VETERAN</b>	<b>= 6 points</b>
<b>MALDEN RESIDENT, WORKING/DISABLED/ELDERLY</b>	<b>= 5 points</b>
<b>MALDEN RESIDENT</b>	<b>= 4 points</b>

Within each point category, applicants are then ranked by date/time.

## The Selection Process

Quarterly, download the list of all Malden residents (“Download” tab – Local Residents). This download feature generates a spreadsheet containing applicant contact info, application date, social security number, home city, work city, preferences selected (columns A-R).  
(see “*DownloadLocalResidentsxx.xx.xx*”)

To assign points to the various preferences, copy/paste columns with formulas from “formula\_template”  
(columns S-X in blue below) into “*DownloadLocalResidentsxx.xx.xx*”.

Formulas built into spreadsheet assign points to Columns S-X:

**Pts Vet** (Column S): If Veterans (Column Q) = true, assign 2 points otherwise assign 0

Disabled pts (Column T): If Disabled (Column N) = true, assign 1 point otherwise assign 0

Elderly pts (Column U): If Elderly (Column O) = true, assign 1 point otherwise assign 0

Working pts (Column V): If Working (Column R) = true, assign 1 point otherwise assign 0

**Total local pts** (Column W): If there is 1 in any or all of Columns T-V, assign 1 point, otherwise assign 0

*[working/disabled/elderly all of equal value]*

**TOTAL** (Column X): Add 4 points to the sum of Column S (Veterans points) + Column W (Total local points)

*[applicant with ALL preferences will have 2 points for Veterans + 1 point for total local + 4 = 7points]*

*[applicant with NO preferences will have 4 points for being a Malden resident only]*

N	O	P	Q	R	S	T	U	V	W	X	Y
Disabled	Elderly	Homeless	Veteran	Working	PTS Vet	disabled	elderly	working	TOTAL local	TOTAL	Homeless
False	False	False	True	False	2	0	0	1	1	7	
True	False	False	True	False	2	1	0	1	1	7	
False	False	True	True	False	2	0	0	1	1	7	x
True	False	False	True	False	2	1	0	1	1	7	
True	False	True	True	True	2	1	0	1	1	7	x
False	False	False	True	False	2	0	0	1	1	7	
True	False	False	False	False	0	1	0	1	1	5	
False	False	False	False	False	0	0	0	1	1	5	
False	False	False	False	False	0	0	0	1	1	5	
False	False	False	False	True	0	0	0	1	1	5	

The spreadsheet is then sorted first by Total Points (Column X) then by Date Received (Column A). *(see FinalListxx.xx.xx)*

**Homeless Column** *[for Cross Street Families Project Based program]*

Also included in the spreadsheet is a column indicating which applicants checked the “Homeless Preference” (Column Y)



**ATTACHMENT “N”**

**Request for Field Office Waiver Approval of MHA Site-based Section 8 PBV Notification Process and Letter**

January 19, 2010

Steven Finn, Executive Director  
Malden Housing Authority  
89 Pearl Street  
Malden, MA 02148

RE: Site-based Section 8 Project Based Voucher Waiting List

Dear Mr. Finn:

You have asked my opinion of the obligations of the Malden Housing Authority in the following circumstances:

The Malden Housing Authority ("the MHA") operates a Section 8 Housing Choice Voucher program. It participates in a Centralized Waiting List administered by Massachusetts NAHRO ("MassNAHRO"). There are over 50,000 applicants on the centralized waiting list. Over eighty housing authorities participate in the centralized system. Each housing authority, however, has its own selection preferences.

MassNAHRO administers those preferences so that any particular applicant could be ranked differently for each housing authority for which they have expressed an interest. Some housing authorities have no preference system other than date and time. Others may have preferences, for example, for the disabled, for military, for veterans, for victims of hate crimes, or other types of circumstances. When a housing authority has an available voucher, applicants who qualify under the specific preferences of that housing authority will be offered vouchers before other applicants who do not qualify. MassNAHRO informs all applicants that there may be additional programs operated by the individual housing authority, and that the applicant should make specific inquiry if they are interested in applying for such a program.

The Malden Housing Authority has the following preferences:

- 1) LOCAL - living or working in Malden - 4 points
- 2) VETERAN - in accordance with state definition - 2 points
- 3) WORKING FAMILY/ELDER/DISABLED: at least one member of the family has worked a minimum of 20 hours/week for the last 18 months; or is 62 or above; or is disabled in accordance with HUD's definition.

It also has 2 “super-preferences” that are administered directly by the housing authority, apart from the centralized list. The super-preferences relate to transfers between developments or programs based on particular circumstances of the MHA or based on tenant needs for reasonable accommodation.

MHA estimates that approximately 1800 applicants on the MassNAHRO centralized list have an MHA selection preference. The turnover of vouchers at MHA each year is approximately 53, based on the experience in 2009. Therefore, only a fraction of the applicants on the list will be offered a voucher, and all of those will be holders of a preference.

The MHA operates a Section 8 Project-based Voucher Program in accordance with the regulations at 24 C.F.R. 983. It is anticipating expanding that program in the near future. It is considering creating a “site-based” waiting list for the program, that would be separate from the centralized waiting list administered by MassNAHRO.

HUD regulations at 24 C.F.R. 983.251 provides that a housing authority may elect to create a site-based waiting list for project-based vouchers (“PBV”), but if it does so, it “must offer to place applicants who are listed on the waiting list for tenant-based assistance on the waiting list for PBV assistance.” The question now posed is whether the MHA is obliged to notify all 50,000 applicants on the MassNAHRO waiting list that it is establishing a PBV site-based list.

HUD has not issued any guidance on this specific question. It appears from the regulation and the comments by HUD upon adoption of the regulations (70 FR 59895 (October 13, 2005) that HUD’s intention in requiring the notification was to provide an equal opportunity to all applicants to participate in the PBV site-based list. It seems fair to assume that the HUD regulations did not envision a centralized system such as that operated by MassNAHRO.

While the centralized list offers the opportunity to applicants to apply to many agencies at the same time without submitting multiple applications, the standards for offers of vouchers remain specific to the local housing authority issuing that particular voucher. MassNAHRO administers MHA’s waiting list in accordance with MHA’s preferences. While the administration is centralized, the list of those eligible for MHA vouchers is no different than if the MHA were administering the waiting list itself.

MHA proposes to notify 1800 applicants that have an MHA preference, but not to notify the balance of the 50,000 applicants on the centralized list, of the existence of the site-based waiting list. Given the rate of turnover of its vouchers, there is no prospect that any applicants without a preference would be offered a voucher for many years, if ever.

In light of the fact that all applicants who have a reasonable prospect of being offered an MHA voucher will be notified of the creation of the site-based PBV list, it appears that HUD’s intention in adopting the requirement would be fulfilled by notifying

the 1800 applicants with MHA preferences. Tenants without such preferences will not be adversely affected by the failure to notify them of this opportunity, as they would not have lost any realistic opportunity to receive a voucher. Additionally, every applicant is generally notified at application that such opportunities may exist at individual housing authorities.

Therefore, I conclude that MHA will be in compliance with the HUD regulation at 24 C.F.R. 983.251 if it notifies all tenants with MHA preferences whose names are on the MassNAHRO centralized list that it is establishing a site-based PBV waiting list.

Please note that my opinion is limited to the specific interpretation of this regulation, and that I have not considered other issues related to compliance by the MHA with the requirements of the Section 8 program or any other law.

Sincerely,

  
Susan C. Cohen, Esq.